

SF+371
Redevelopment

WDA-Report Subject Property c. 1976



1445 Eddy Street. Front view.



Street view of subject. View is westerly. Subject property in on left.

Photos taken January 28, 1976



Westerly side of subject property.



Westerly side of subject. Photos taken September 17, 1976

LEGAL DESCRIPTION
AND
MAP OF ENTIRE PROPERTY

LEGAL DESCRIPTION

PARCEL I:

BEGINNING at a point on the southerly line of Eddy Street, distant thereon 170 feet westerly from the westerly line of Webster Street; running thence westerly along said line of Eddy Street 50 feet; thence at a right angle southerly 102 feet and 3-1/4 inches; thence at a right angle easterly 50 feet; thence at a right angle northerly 102 feet and 3-1/4 inches to the point of beginning.

BEING a portion of WESTERN ADDITION BLOCK NO. 305.

PARCEL II:

BEGINNING at a point on the southerly line of Eddy Street, distant thereon 220 feet westerly from the westerly line of Webster Street; thence at a right angle southerly 102 feet and 3-1/4 inches; to THE TRUE POINT OF BEGINNING; thence at a right angle westerly 1-1/2 inches; thence at a right angle northerly 16 feet and 2-3/4 inches; thence at a right angle easterly 1-1/2 inches; thence at a right angle southerly 16 feet and 2-3/4 inches to THE TRUE POINT OF BEGINNING.

IMPROVEMENT DETAILS

IMPROVEMENT DETAIL

Address 1445 Eddy Street Building Use & type 15 unit apartment buildingAge of Improvements 50 years General Condition fair

EXTERIOR:	Type	Cond.	INTERIOR:	Type	Cond.
Foundation	<u>concrete</u>	<u>good</u>	Floors	<u>hardwood & linoleum</u>	<u>fair</u>
Walls	<u>wood frame</u>	<u>fair</u>	Walls	<u>plaster</u>	<u>fair</u>
Roof	<u>composition</u>	<u>fair</u>	Ceilings	<u>plaster</u>	<u>fair</u>
Gutters	<u>built-in</u>		Heating	<u>central</u>	<u>fair</u>
Windows	<u>wood sash</u>	<u>fair</u>	Elec. Fixtures	<u>semi-modern</u>	<u>fair</u>
Screens	<u>none</u>		Built-in equip.	<u>furnace</u>	
Basement	<u>yes</u>	<u>fair</u>			
Laundry	<u>none</u>		Building Area	<u>15,322 sq. ft.</u>	
Garage	<u>basement</u>	<u>fair</u>	Plumbing		
			No. fixtures	<u>60</u>	
			No. bathrooms	<u>15</u>	

Special Features _____

No. of rooms 36Detrimental influences Deteriorating neighborhood and substantial deferred maintenance.Taxes _____ Assessments none known

Utilities:	(available)	(connected)	Street Improvements:
Gas	<u>yes</u>	<u>yes</u>	Walks <u>concrete</u>
Water	<u>yes</u>	<u>yes</u>	Curbs <u>concrete</u>
Sewer	<u>yes</u>	<u>yes</u>	Gutters <u>concrete</u>
Septic	<u>none</u>		Paving <u>asphalt</u>

Comments:

This is a four story building with the ground floor utilized for stoage and auto garage. It has a central heating plant that provides steam heat to individual radiators in the various apartments.

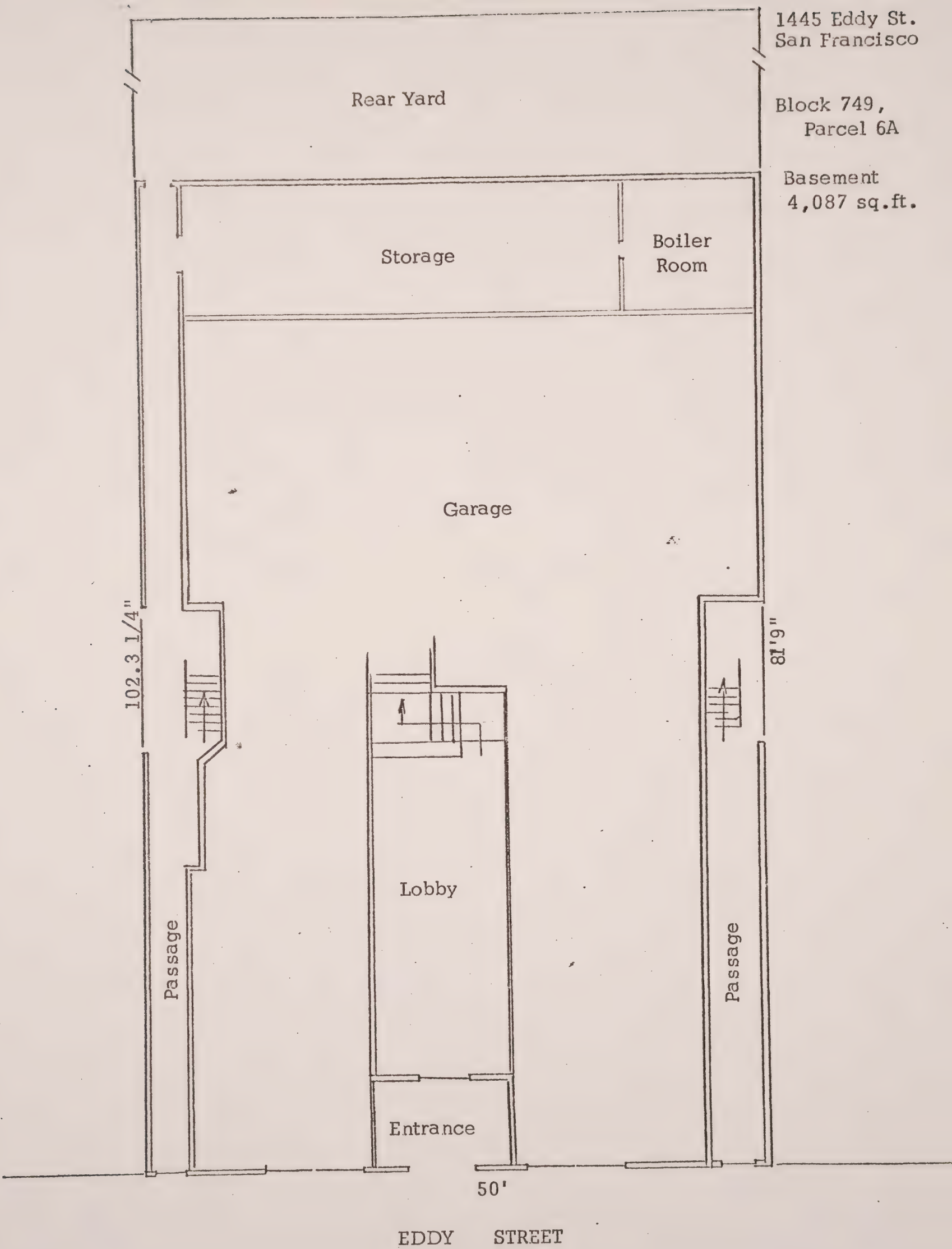
Comments, cont'd.

This property shows substantial deferred maintenance resulting from lack of replacement of carpets, flooring damaged by radiator leaks, as well as interior and exterior painting. There were various comments by tenants indicating that the plumbing needs attention also.

1445 Eddy St.
San Francisco

Block 749,
Parcel 6A

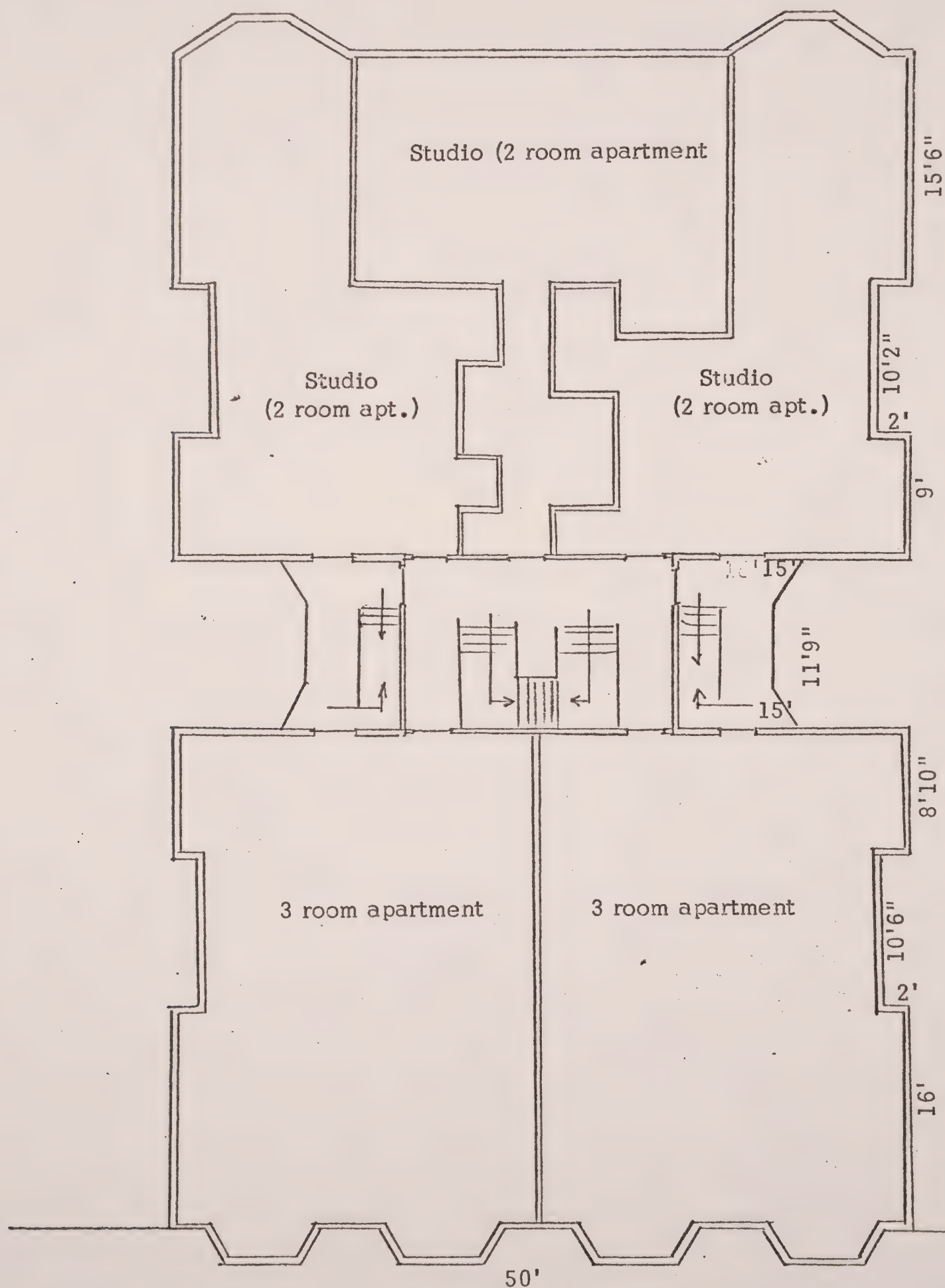
Basement
4,087 sq.ft.



1st, 2nd and 3rd floors
3,745 sq. ft. each floor

749-6A

1445 Eddy Street
San Francisco, California



VALUATION SECTION

VALUATION OF ENTIRE OWNERSHIP

Summation Analysis:

Cost New Estimate -

Residence

11,235 sq. ft. @ \$19.69 =	\$221,217.00
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Porches, stairs and site improvements	15,000.00
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Basement

4,087 sq. ft. @ \$9.50 =	<u>38,826.00</u>
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Total	\$275,043.00
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Depreciation Estimate:

Based on the effective age of this improvement at 60 years, its location, architecture and fair physical condition, the depreciation from all causes is estimated at 60% =

\$165,025.00

Depreciated Replacement	\$110,018.00
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Land Value Estimate:

5,113 sq. ft. @ \$9.00 =	<u>\$ 46,017.00</u>
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Land value is based on sales

L1 8025 sq. ft. @ \$6.73 adjusted for corner and time

L9 4500 sq. ft. at \$11.56 adjusted for corner and time

L10 3,781 sq. ft. @ \$6.34, adjusted for shape

Total Depreciated Value Estimate	\$156,035.00
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Rounded to:	\$156,000.00
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VALUATION BY CAPITALIZATION ANALYSIS

Income Statement

Fair Rental Estimate

<u>Apartment No.</u>	<u>No. of Rooms</u>	<u>Actual Rent</u>	<u>Estimate Fair Rent</u>
1	3	\$145.00	\$165.00
2	2	125.00	140.00
3	2	125.00	140.00
4	2	125.00	140.00
5	3	135.00	165.00
6	3	135.00	165.00
7	2	125.00	140.00
8	2	125.00	140.00
9	2	115.00	140.00
10	3	125.00	165.00
11	3	125.00	165.00
12	2	115.00	140.00
14	2	115.00	140.00
15	2	100.00	140.00
16	3	135.00	165.00
Garage		15.00	<u>150.00</u>
			\$2,400.00

Annual gross

$$12 \times \$2,400.00 = \$28,800.00$$

Capitalization analysis, cont'd.

Annual Gross Income possible	\$28,800.00
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Vacancy 5%	\$1,440.00
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Effective Gross	\$27,360.00
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Expenses:

Insurance	\$ 450.00
Taxes	3,585.92
Water	479.41
Garbage	491.40
Manager	665.00
License & bus. tax	27.00
Maintenance	1,500.00
Utilities	<u>3,714.40</u>

Total	<u>\$10,913.13</u>
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Annual Net Income	\$16,446.87
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Capitalized at 11% =

\$16,446.87 ÷ .11 =	\$149,517.00
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Rounded to:	\$149,500.00
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The capitalization rate is based on land value reflecting a return on investment of 9% and improvements earning 9% plus depreciation.

33% of value at 9% =	2.97
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67% of value at 8% return and 3% depreciation	
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equals 11%	<u>8.04</u>
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	11.01
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Rounded to:	11%
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VALUATION

Market Data Analysis

The subject property consists of a 15 unit apartment building constructed over a ground level basement. This structure is a wood frame building, flat tar and gravel roof, central heating plant and it is presently only in fair condition. The substantial deferred maintenance in this structure consists primarily of painting and minor repair items, however, there is some evidence of water damage in the building members.

The market data analysis that has been conducted here consists of evaluating this property based upon a per room sale price derived from other multi residential property sales. In concluding a room value for the subject property from this data, consideration has been given to the location, condition, actual age, as well as expected future life of the subject property.

Sale No.	Date	Sale Price	Sale Price per room	G.R.M.
14	1/74	\$65,000.00	\$2,167.00	--
15	1/76	70,000.00	1,750.00	--
17	2/76	66,000.00	2,444.00	4.58
18	5/76	105,000.00	4,375.00	6.63
19	4/76	244,000.00	5,083.00	6.40

From the above transactions it is my opinion that an informed principal would conclude a per room value for the subject property of \$4,375.00.

Therefore:

36 rooms at \$4,375.00 = \$157,500.00

CORRELATION

Value Indications by:

Summation Analysis	\$156,000.00
Market Data Analysis	\$157,500.00
Income Capitalization	\$149,500.00

The indicators of value as noted above have as their basis market data information that is contained in this report as well as other data in the appraiser's files.

The subject building is approximately 50 years old and as a result the amount of accrued depreciation as well as the actual cost of the deferred maintenance is difficult to estimate with a high degree of accuracy. As a result I have given greater weight to the results derived from the market data analysis and from the income capitalization analysis. Both of these analyses were based upon good data and it was analyzed based upon the reflections in the market of these and other properties. I have selected as the most probable sale price of this property that resulted from the market data analysis.

Fair market value estimate	\$157,500.00
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NATIONAL
23-481
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SUMMARY OF SALIENT DATA

Assessor's Parcel No.	Block 749, Lot 6B
Ownership of Subject Parcel:	Felix Del Carlo and Jean Del Carlo
Property Address:	1435 Eddy Street
Owner's Address:	Felix Del Carlo Real Estate 3977 - 17th Street, San Francisco
Date Owner Acquired Title:	By deed dated November 26, 1973, 1/2 interest only
Zoning:	R-3, San Francisco
Highest and Best Use:	As presently developed
Owner Interviewed:	Mr. Del Carlo
Assessed Value:	1976-77
Land:	\$3,600.00
Improvements:	\$19,700.00
Taxes:	\$3,011.08
Date of Valuation:	November 1, 1976
Value Conclusions:	
Land:	\$34,500.00
Improvements:	\$103,000.00
Total:	\$137,500.00



1435 Eddy
San Francisco

Front view of subject building.



Street view with subject in extreme left of the photo.

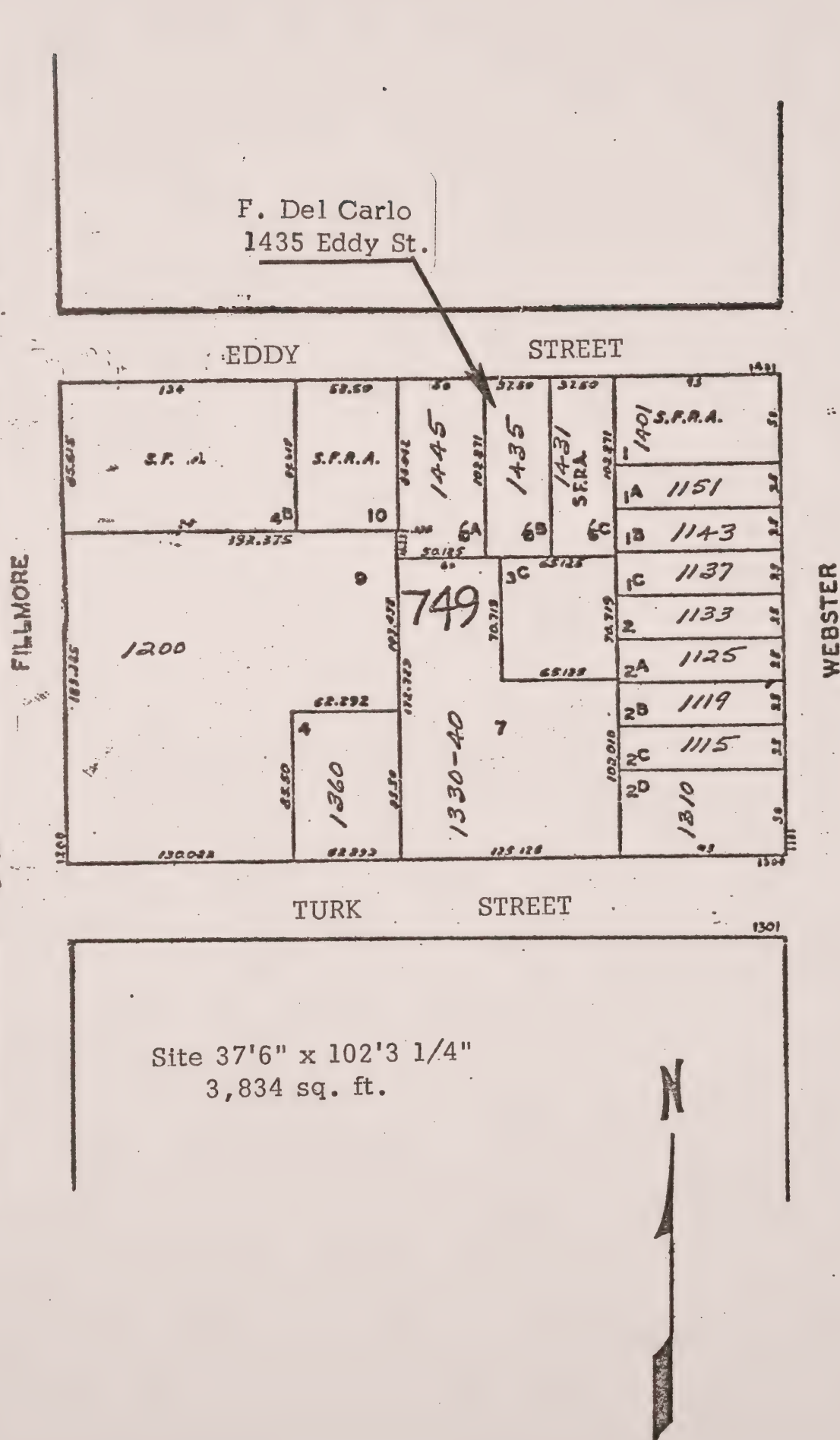
Photos taken January 28, 1976



Rear view of subject
improvement.

LEGAL DESCRIPTION
AND
MAP OF ENTIRE PROPERTY

SITE MAP



LEGAL DESCRIPTION

All that certain real property situated in the City and County of San Francisco, State of California, described as follows:

BEGINNING at a point on the southerly line of Eddy Street, distant thereon 132 feet and 6 inches westerly from the westerly line of Webster Street; running thence westerly along said line of Eddy Street 37 feet and 6 inches; thence at a right angle southerly 102 feet and 3-1/4 inches; thence at a right angle easterly 37 feet and 6 inches; thence at a right angle northerly 102 feet and 3-1/4 inches to the point of beginning.

IMPROVEMENT DETAILS

IMPROVEMENT DETAIL

Address 1435 Eddy Street Building Use & type 12 unit apartment buildingAge of Improvements 50 years General Condition fair

EXTERIOR:	Type	Cond.	INTERIOR:	Type	Cond. fair to
Foundation	<u>concrete</u>	<u>fair</u>	Floors	<u>hardwood & linoleum</u>	<u>poor</u>
Walls	<u>wood frame</u>	<u>fair</u>	Walls	<u>plaster</u>	<u>fair</u>
Roof	<u>composition</u>	<u>fair</u>	Ceilings	<u>plaster</u>	<u>fair</u>
Gutters	<u>built in</u>	<u>fair</u>	Heating	<u>central</u>	<u>fair</u>
Windows	<u>wood sash</u>	<u>fair</u>	Elec. Fixtures	<u>old style</u>	<u>fair</u>
Screens	<u>partial</u>	<u>fair</u>	Built-in equip.	<u>heat</u>	<u>fair</u>
Basement	<u>yes</u>	<u>fair</u>			
Laundry	<u>none</u>		Building Area	<u>10,720 sq. ft.</u>	
Garage	<u>basement</u>	<u>fair</u>	Plumbing	<u>semi-modern</u>	<u>fair</u>
			No. fixtures	<u>28</u>	
			No. bathrooms	<u>7</u>	

Special Features Six unit apartment with one unit in rear that appears to be illegal.No. of rooms 19

Detrimental influences _____

Taxes _____ Assessments none known

Utilities:	(available)	(connected)	Street Improvements:
Gas	<u>yes</u>	<u>yes</u>	Walks <u>concrete</u>
Water	<u>yes</u>	<u>yes</u>	Curbs <u>concrete</u>
Sewer	<u>yes</u>	<u>yes</u>	Gutters <u>concrete</u>
Septic	<u>none</u>		Paving <u>asphalt</u>

Comments:

This is a 12 unit apartment building with one additional unit that is constructed partially attached to the rear of this structure and partially inside the basement area of this building. The owner upon showing the property has indicated that the 13th unit was not legal and is used only for storage. At the time of my inspection this unit was not used for anything, storage or otherwise.

Comments, cont'd.

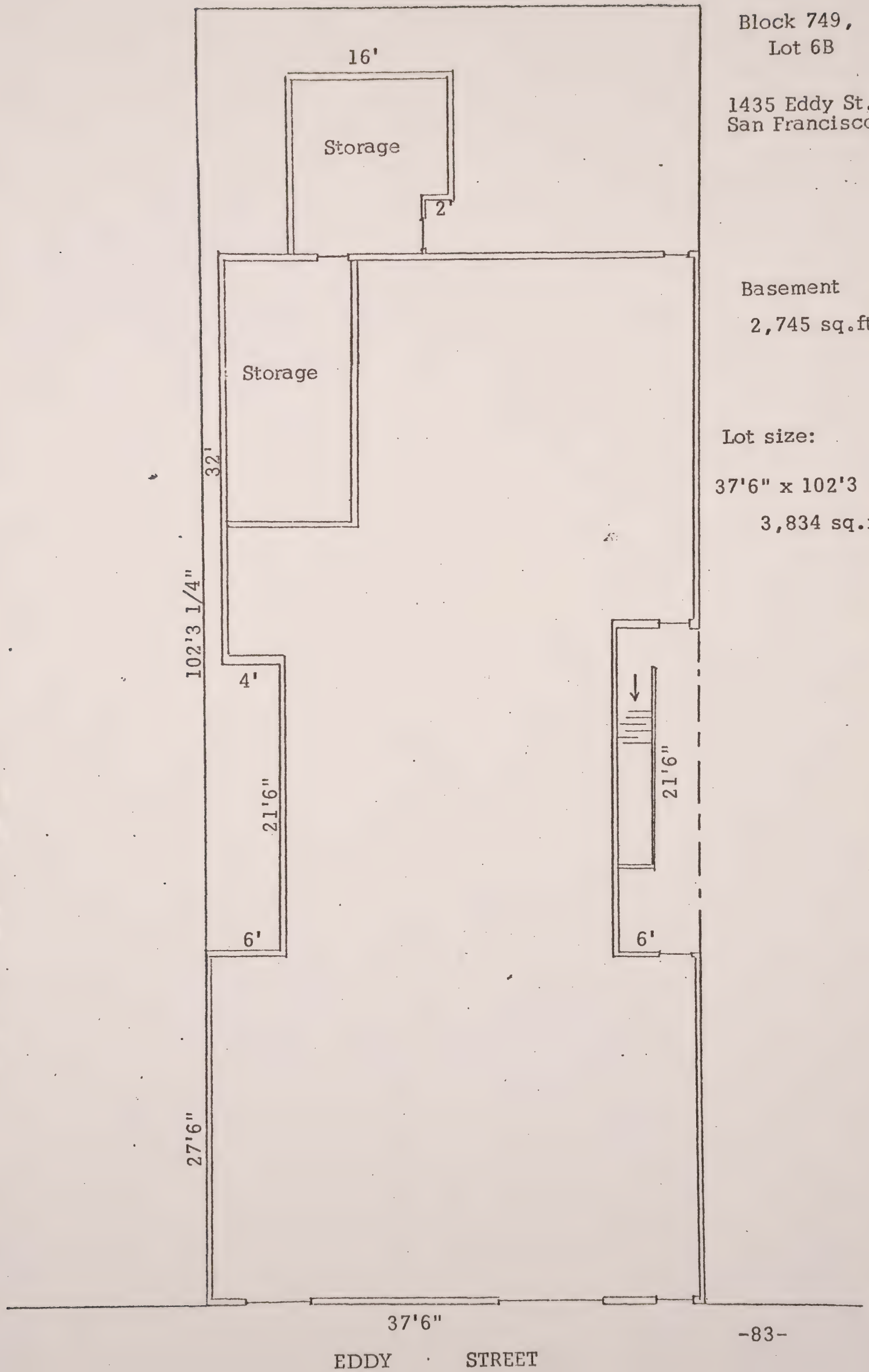
There is a central heating plant with the furnace room located on the ground level and providing steam heat to radiators within the various apartments.

Block 749,
Lot 6B

1435 Eddy St.
San Francisco

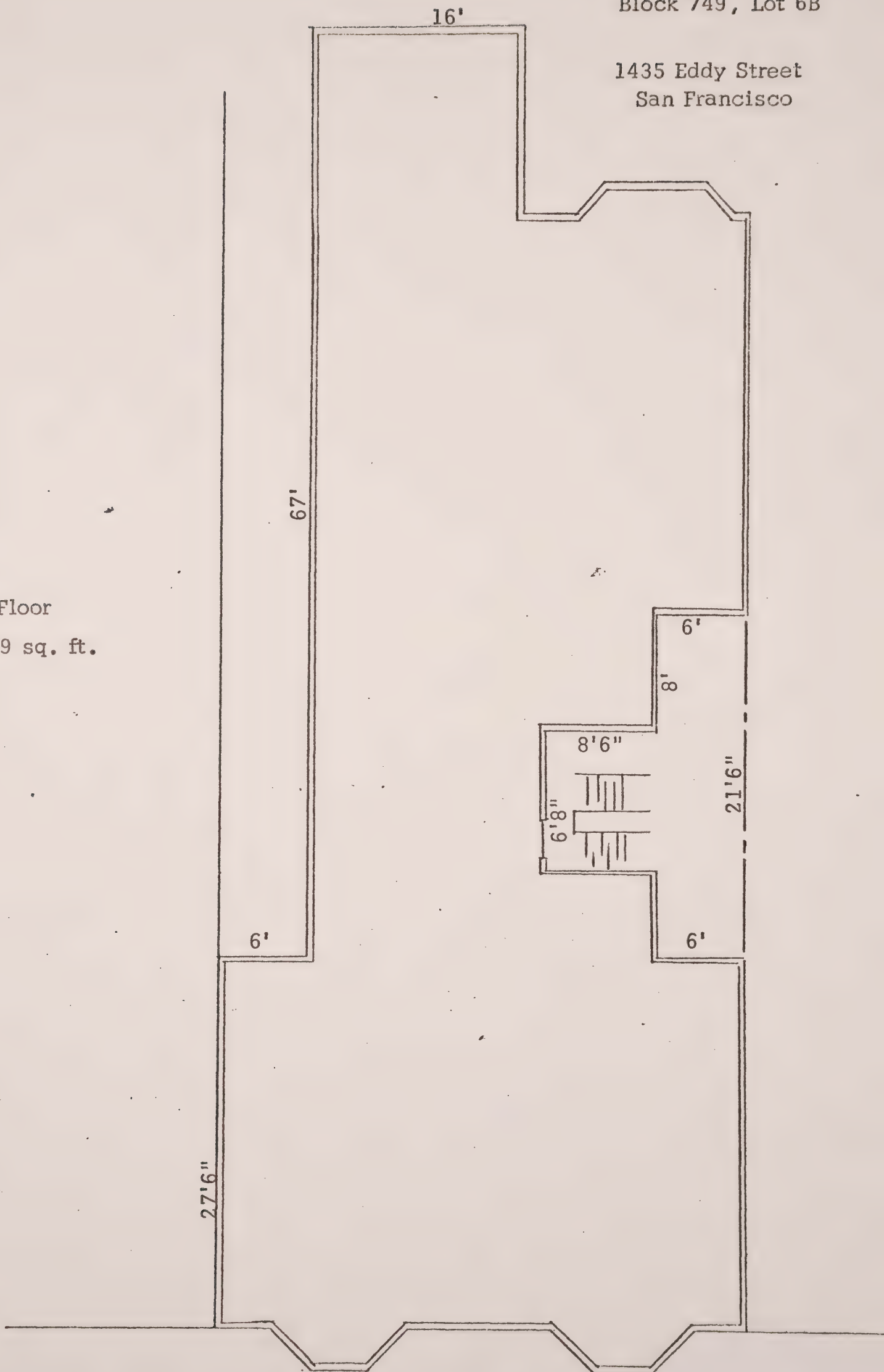
Basement
2,745 sq.ft.

Lot size:
37'6" x 102'3 1/4"
3,834 sq.ft.



1435 Eddy Street
San Francisco

First Floor
2799 sq. ft.



EDDY STREET

Second and third
floors 2,588 sq. ft.
each floor



27'6"

6'

53'6"

6'8"

8'2"

8'

6'

6'

21'6"

EDDY

STREET

VALUATION SECTION

VALUATION OF ENTIRE OWNERSHIP

Summation Analysis:

Cost new estimate -

Residence

7,975 sq. ft. @ \$18.50 =	\$147,537.00
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Porches, stairs and site improvements	10,000.00
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Basement

2,745 sq. ft. @ \$9.50 =	<u>26,077.00</u>
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Total	\$183,614.00
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Depreciation Estimate:

Based on the effective age of this improvement at 45 years, its location, architectural style and fair physical condition, the depreciation from all causes is estimated at 45% =

\$ 82,626.00

Depreciated Replacement	\$100,988.00
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Land Value Estimate

3,834 sq. ft. @ \$9.00 =	<u>\$ 34,500.00</u>
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Land value is based on sales

L1 8,025 sq. ft. @ \$6.73, adjusted for corner and time

L9 4,500 sq. ft. at \$11.56 adjusted for corner and time

L10 3,781 sq. ft. @ \$6.34

Total Depreciated Value Estimate	\$135,488.00
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Rounded to:

\$135,500.00

VALUATION

Market Data Analysis:

The subject parcel is a 12 unit apartment building with an additional unit that is attached to the rear of the structure and on the ground level extends partially into the basement. This 13th unit has not been considered a unit that is capable of being rented as a residential unit; however, it does add value in that it has been considered as being available for storage purposes.

This analysis has been based upon per room unit sale prices derived from comparable properties with these comparable parcels being multiple family residential properties that have sold within close proximity to this subject ownership. In deriving the per room value for subject property I have considered the room size of this ownership as well as its current condition including actual age, deferred maintenance and other factors.

The following chart gives a brief outline of market transactions of multiple family residential properties converting those sales into a sales price per room. Additional data can be found of each one of these transactions in the Addenda of this report on a page numbered concurrently with the sale number in the left hand column of the chart.

Sale No.	Date	Sale Price	Sale Price per room	No. of Units
14	1/74	\$65,000.00	\$2,166.00	9
17	2/76	66,000.00	2,444.00	6
18	6/76	105,000.00	4,375.00	8
19	4/76	244,000.00	5,083.00	18

The range in per room sale price of the above transactions ranges from \$2,100 to \$5,083 and it is my opinion an informed principal considering the various features of these separate properties would conclude for the subject property, \$5,500 per room.

Therefore:

Subject property has 25 rooms.

Market data reflects a per room value of \$5,500.00

25 rooms @ \$5,500.00 =

\$137,500.00

VALUATION ESTIMATE BY CAPITALIZATION ANALYSIS

Income Statement

Fair Rental Estimate:

<u>Apartment No.</u>	<u>No. of Rooms</u>	<u>Actual Rent</u>	<u>Estimate Fair Rent</u>
1	3	\$175.00	\$175.00
2	2	150.00	150.00
3	2	150.00	150.00
4	2	125.00	150.00
5	2	150.00	150.00
6	2	150.00	150.00
7	2	125.00	150.00
8	2	150.00	150.00
9	2	95.00	150.00
10	2	125.00	150.00
11	2	97.00	150.00
12	2	90.00	150.00
13	storage	--	100.00
Garage		150.00	<u>150.00</u>
			\$2,075.00

Annual Rent Estimate:

$$12 \times \$2,075.00 = \$24,900.00$$

Income Capitalization Analysis, cont'd.

Annual Gross Income	\$24,900.00
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Vacancy and rent loss 5% =	\$1,245.00
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Effective Gross	\$23,655.00
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Expenses:

Taxes	\$2,693.86
Water	448.00
Garbage	309.00
Manager	710.00
License & bus. tax	21.00
Maintenance	1,200.00
Fire insurance	378.00
Utilities	<u>3,000.00</u>

Total	<u>\$ 8,759.86</u>
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Annual Net Income	\$14,895.00
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Capitalized at 11%

\$14,895.00 ÷ .11 =	\$134,409.09
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Rounded to:	\$135,400.00
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The capitalization rate is based on land value reflecting a return on investment of 9% and improvements earning 9% plus depreciation.

23% of value at 9% =	2.07
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77% of value at 9% return and	
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3% depreciation equals 12% =	<u>9.24</u>
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11.31

Rounded to:	11%
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CORRELATION

Value Indications by:

Summation Analysis	\$135,500.00
Market Data Analysis	\$137,500.00
Income Capitalization	\$135,400.00

The three classic approaches to value have been utilized in the analysis of this subject property and result is noted above in the indications of market value ranging from \$137,500.00 to \$135,400.00.

This range of value indication is very close and as a result any of the numbers within the above range would be justified as a fair market value conclusion. However, I have concluded that the fair market value is \$137,500.00 based upon primary weight being given to the market data analysis and income capitalization.

Fair Market Value Estimate	\$137,500.00
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NATIONAL

23-481

Made in U.S.A.

SUMMARY OF SALIENT DATA

Assessor's Parcel No.	Block 1100, Lot 12
Ownership of Subject Parcel:	A. Del Curto
Property Address:	1924-30 Ellis Street San Francisco, Ca.
Owner's Address:	Anchor Realty 2122 Market, San Francisco
Date owner acquired title:	Deed date February 14, 1967
Zoning:	R-3, San Francisco
Highest and Best Use:	As currently developed
Owner Interviewed:	Mr. Del Curto, September 15, 1976
Assessed Value:	1976-77
Land:	\$2,600.00
Improvements:	\$4,600.00
Taxes:	\$929.44
Date of Valuation:	November 1, 1976
Value Conclusions:	
Land:	\$20,250.00
Improvements:	\$35,000.00
Total:	\$55,250.00



Front view of subject property. Second building can be seen in the background.



Westerly street scene.

Photos taken January 28, 1976



Rear building from the courtyard between the structures and the passageway to the rear.

LEGAL DESCRIPTION
AND
MAP OF ENTIRE PROPERTY

LEGAL DESCRIPTION

All that certain real property situated in the City and County of San Francisco, State of California, described as follows:

BEGINNING at a point on the northerly line of Ellis Street, distant thereon 90 feet westerly from the point formed by the intersection of the northerly line of Ellis Street with the westerly line of Scott Street; running thence westerly along the said line of Ellis Street 30 feet; thence at a right angle northerly 75 feet; thence at a right angle easterly 30 feet; thence at a right angle southerly 75 feet to the point of beginning.

IMPROVEMENT DETAILS

IMPROVEMENT DETAIL

Address 1924-30 Ellis Building Use & type Multi family residentialAge of Improvements 70 - 75 years General Condition fair

EXTERIOR:	Type	Cond.	INTERIOR:	Type	Cond.
Foundation	<u>Brick and concrete</u>	<u>fair</u>	Floors	<u>carpet & linoleum</u>	<u>fair</u>
Walls	<u>wood frame</u>	<u>fair</u>	Walls	<u>wood & plaster</u>	<u>fair</u>
Roof	<u>composition</u>	<u>2 yr. old</u>	Ceilings	<u>wood and plaster</u>	<u>fair</u>
Gutters	<u>wood</u>	<u>fair</u>	Heating	<u>circulating heater</u>	<u>fair</u>
Windows	<u>wood sash</u>	<u>fair</u>	Elec. Fixtures	<u>old style</u>	<u>fair</u>
Screens	<u>none</u>		Built-in equip.	<u>water heaters</u>	<u>fair</u>
Basement	<u>front building</u>	<u>fair</u>			
Laundry	<u>utility room</u>	<u>fair</u>	Building Area	<u>2618 + basement + porches</u>	
Garage	<u>non</u>		Plumbing		
			No. fixtures	<u>16</u>	
			No. bathrooms	<u>4</u>	

Special Features No on site auto parking - 4 units in two buildingsNo. of rooms 13Detrimental influences Deteriorating neighborhoodTaxes _____ Assessments none known

Utilities:	(available)	(connected)	Street Improvements:
Gas	<u>yes</u>	<u>yes</u>	Walks <u>concrete</u>
Water	<u>yes</u>	<u>yes</u>	Curbs <u>concrete</u>
Sewer	<u>yes</u>	<u>yes</u>	Gutters <u>concrete</u>
Septic	<u>none</u>		Paving <u>asphalt</u>

Comments:

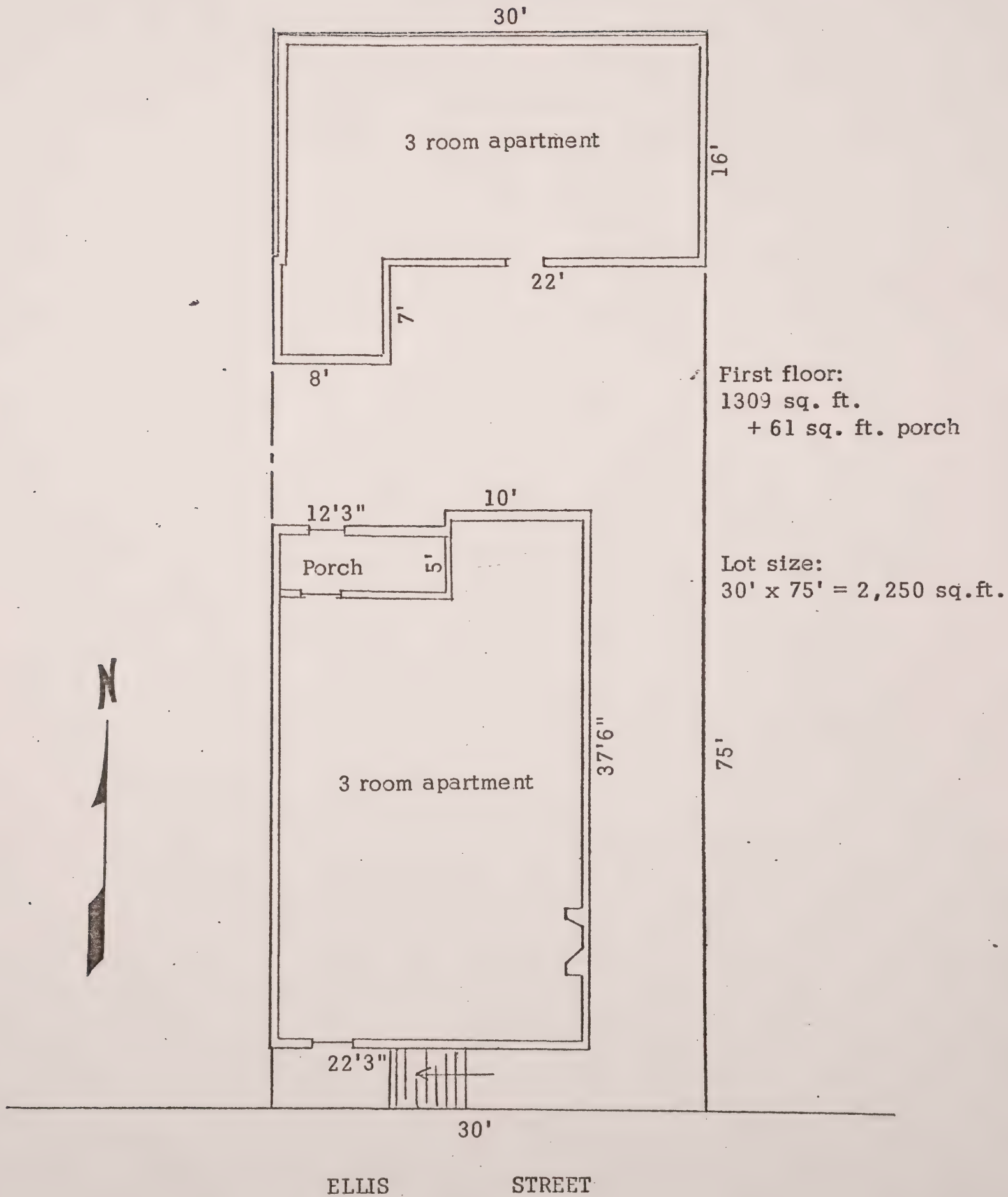
This property consists of two buildings with two units in each structure. One building is situated on the back of the lot, the other on the front. The front appears to be the oldest and in one of the bathrooms in the back of that building the floor under one of the lavatories appeared to be failing.

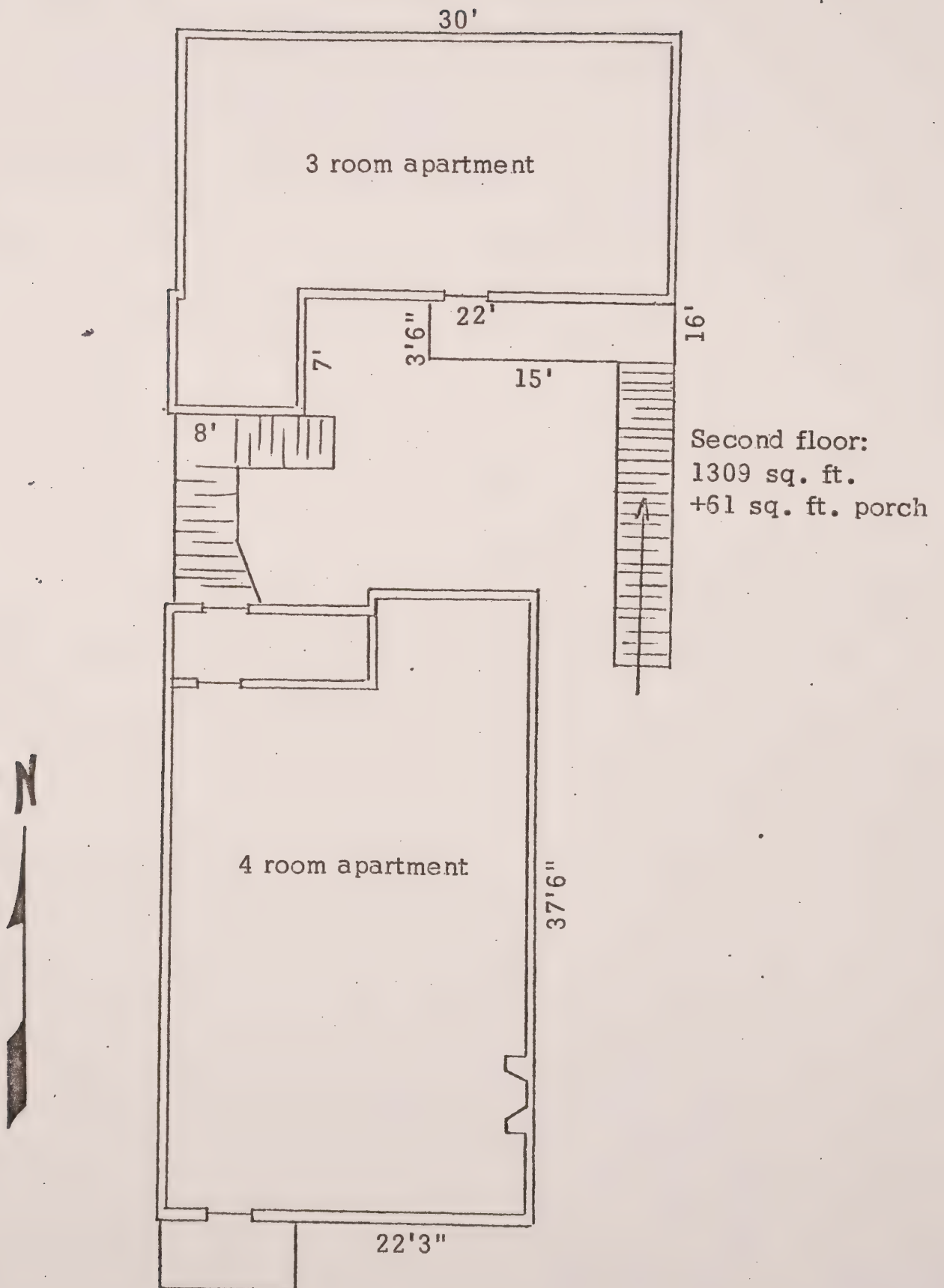
Comments:

Access was gained to three of the units and the owner represented that the fourth was similar to those inspected.

There has been a new front entry way porch constructed of brick and concrete. Further, the owner indicated he put a new roof on these units two years ago and that he replumbed and rewired the whole property approximately 2 years ago.

Block 1100, Lot 12
1924-30 Ellis Street





VALUATION SECTION

VALUATION OF ENTIRE OWNERSHIP

Summation Analysis

Cost New Estimate -

Residence

2,618 sq. ft. @ \$20.75 =	\$54,323.00
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Porches and site improvements	7,500.00
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Basement

773 sq. ft. @ \$9.50 =	<u>7,343.00</u>
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Total	\$69,166.00
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Depreciation Estimate:

Based on the effective age of this improvement at 55 years, its location, architectural style and fair physical condition, the depreciation from all causes is estimated at 55% =

	<u>\$38,041.00</u>
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Depreciated Replacement	\$31,125.00
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Land Value Estimate:

2,250 sq. ft. @ \$9.00 =	<u>\$20,250.00</u>
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Land value is based on sales

L1 8,025 sq. ft. @ \$6.73, adjusted for corner and time

L2 3,804 sq. ft. @ \$5.13, adjusted for corner and time

L10 3,781 sq. ft. @ \$6.34

Total Depreciated Value Estimate	\$51,375.00
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Rounded to:	\$51,400.00
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VALUATION

Market Data Analysis:

The subject parcel consists of 4 units in two buildings. The front building consists of a 3 room apartment and a 4 room apartment on two levels and the rear structure is 2 three room apartments. These are wood frame buildings and show some substantial deferred maintenance. However, the owner has indicated that he has replumbed, rewired this property within the last two years as well as installed a new roof.

The market data analysis consists of comparing the subject property with other parcels which have sold and from which a per room sale price has been derived. The four transactions following in the outline chart show the per room sale prices ranging from \$1,750 to a high of \$5,866.00.

Considering these comparable properties I have given weight to the condition of those ownerships as well as the condition of the subject property, plus considering the locational factors, age factors, size and other conditions.

Sale No.	Date	Sale Price	Sale Price per room	G.R.M.	No. of units
15	1/76	\$70,000.	\$1,750.	--	6
16	2/76	75,000.	5,000.	--	4
16A	9/76	88,000.	5,866.	9.17	4
18	5/76	105,000.	4,375.	6.63	8

Based on the preceding and other factors, it is my opinion an informed principal would conclude the per room of the subject property of \$4,250.00

Therefore:

Subject property has 13 rooms

Per room value for subject reflected at \$4,250.00

13 x \$4,250.00 =

\$55,250.00

INCOME ANALYSIS BY GROSS RENT MULTIPLIER

I have considered the gross rent multiplier generated by the sales reflected in the preceding market data chart. The conclusion reached from this data is a G.R.M. applicable to the subject property of 7.00.

Fair rental estimate for subject property is:

Front building

Ground floor	\$155.00 per month
2nd floor	\$175.00 per month

Rear building

Ground floor	\$155.00 per month
2nd floor	<u>\$155.00</u> per month
	\$640.00 x 12 = \$7,680.00 annual

Therefore:

G.R.M. 7.00 X \$7,680.00=	\$53,760.00
---------------------------	-------------

Rounded to:	\$53,750.00
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CORRELATION

Value Indications by:

Summation Analysis	\$51,400.00
Market Data Analysis	\$55,250.00
Income Capitalization	\$53,750.00

The three classic approaches to value have been utilized in arriving at an opinion of fair market value for the subject ownership and primary rate has been given to the market data analysis and the income capitalization, the reason being is that better support data is available for those value conclusions and the summation analysis tends to confirm the figures derived from those analyses.

Based on the preceding and other factors it is my opinion an informed principal would conclude a fair market value of \$55,250.00 for the subject ownership.

Fair Market Value Estimate	\$55,250.00
----------------------------	-------------



NATIONAL
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SUMMARY OF SALIENT DATA

Assessor's Parcel No.	Block 1126, Lot 11
Ownership of Subject Parcel:	Clifford L. Lane
Property Address:	1942-46 Eddy Street
Owner's Address:	Dawn Realty 3846 Geary Blvd, San Francisco
Date Owner Acquired Title:	By deed dated April 23, 1969
Zoning:	R-3, San Francisco
Highest and Best Use:	As developed
Owner Interviewed:	Property inspected with tenants. Owner was unavailable.
Assessed Value:	1976-77
Land:	\$3,675.00
Improvements:	\$9,125.00
Taxes:	\$1,648.64
Date of Valuation:	November 1, 1976
Value Conclusions:	
Land:	\$30,950.00
Improvements:	\$34,050.00
Total:	\$65,000.00



Front view



Rear and side view of subject



Street view. Subject is on right and view is westerly.



Front view from Eddy Street. Subject property.

LEGAL DESCRIPTION
AND
MAP OF ENTIRE PROPERTY

SITE MAP



ELLIS

DIVISADERO

EDDY

C.L. Lame
1942-46 Eddy

N

LEGAL DESCRIPTION

All that certain real property situated in the City and County of San Francisco, State of California, described as follows:

BEGINNING at a point on the northerly line of Eddy Street, distant thereon 130 feet westerly from the westerly line of Divisadero Street; running thence westerly and along said line of Eddy Street 25 feet; thence at a right angle northerly 137 feet and 6 inches; thence at a right angle easterly 25 feet; thence at a right angle southerly 137 feet and 6 inches to the point of beginning.

IMPROVEMENT DETAILS

IMPROVEMENT DETAIL

Address 1942-46 Eddy Building Use & type Five unit residential

Age of Improvements 64 years General Condition fair

EXTERIOR:	Type	Cond.	INTERIOR:	Type	Cond.
Foundation	<u>concrete</u>	<u>fair</u>	Floors	<u>hardwood & linoleum</u>	<u>fair</u>
Walls	<u>wood frame</u>	<u>fair</u>	Walls	<u>plaster</u>	<u>fair</u>
Roof	<u>composition</u>	<u>fair</u>	Ceilings	<u>plaster</u>	<u>fair</u>
Gutters	<u>built-in</u>	<u>fair</u>	Heating	<u>circulating heater</u>	<u>fair</u>
Windows	<u>wood sash</u>	<u>fair</u>	Elec. Fixtures	<u>old style</u>	<u>fair</u>
Screens	<u>partial</u>	<u>fair</u>	Built-in equip.	<u>water heater</u>	<u>fair</u>
Basement	<u>yes</u>	<u>fair</u>			
Laundry	<u>basement</u>		Building Area	<u>3,062 sq. ft. + basement</u>	
Garage	<u>basement</u>		Plumbing	<u>modern</u>	
			No. fixtures	<u>21</u>	
			No. bathrooms	<u>5</u>	

Special Features Five unit apartment building. It appears to have been converted
from 3 flats. No. of rooms 17

Detrimental influences Deteriorating neighborhood and inadequate on site auto
parking.

Taxes Assessments none known

Utilities:	(available)	(connected)	Street Improvements:
Gas	<u>yes</u>	<u>yes</u>	Walks <u>concrete</u>
Water	<u>yes</u>	<u>yes</u>	Curbs <u>concrete</u>
Sewer	<u>yes</u>	<u>yes</u>	Gutters <u>concrete</u>
Septic	<u>none</u>		Paving <u>asphalt</u>

Comments:

This appears to have been constructed originally as three flats and has been converted into 5 apartment units. The first floor has two units comprising 6 rooms, the second floor is one flat with 6 rooms, and the third floor is 2 apartments with 6 rooms. The building is only in fair condition with substantial deferred maintenance. It is under the management of Dawn Realty who provided income and expenses statement for this valuation.

25'

Block 1126, Lot 11

1942-46 Eddy
San Francisco

12'3"

Basement
1806 sq. ft.

Storage

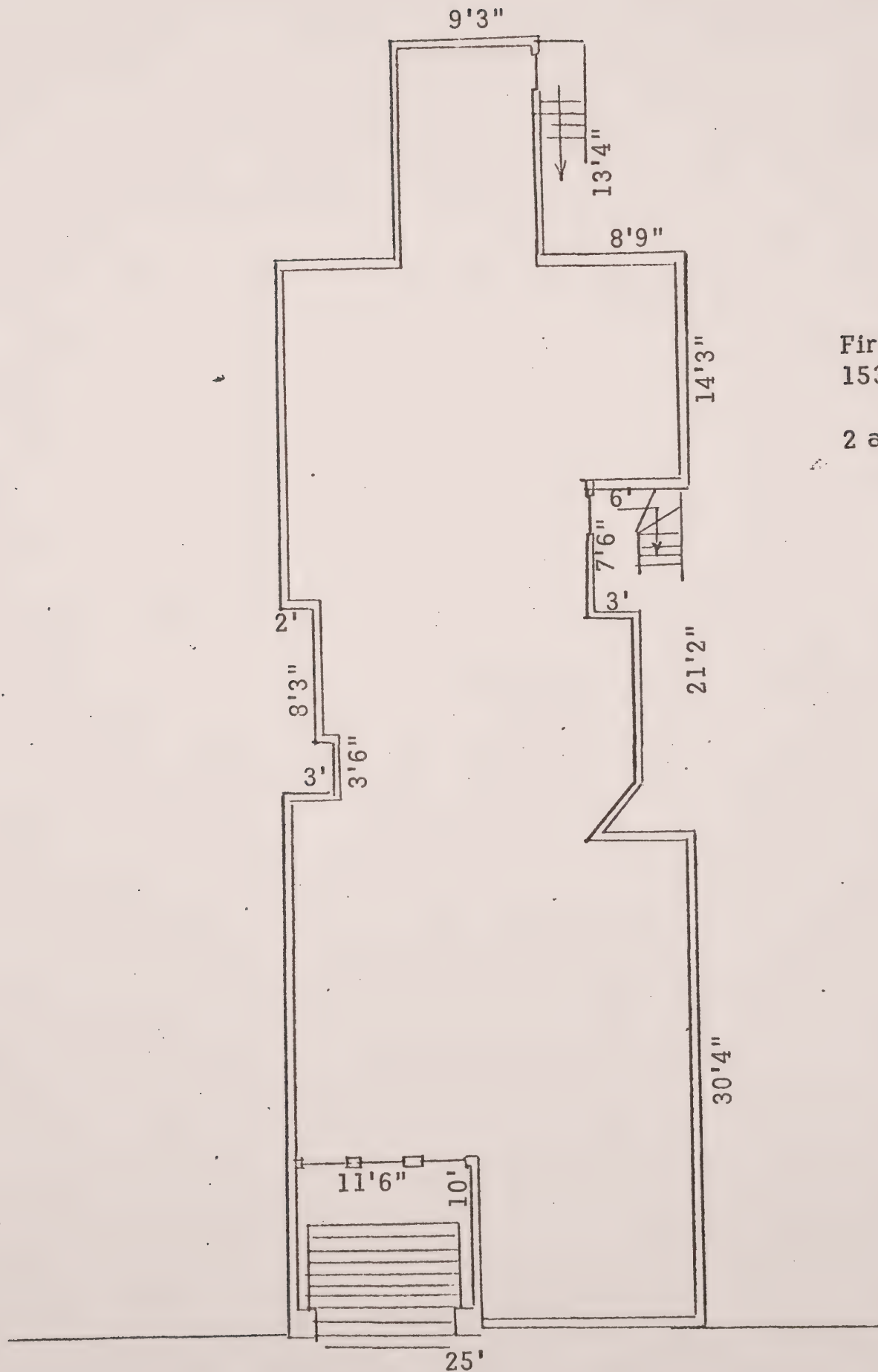
Lot size:
25' x 137'6"
3,438 sq. ft.

25'

EDDY STREET

Block 1126, Lot 11

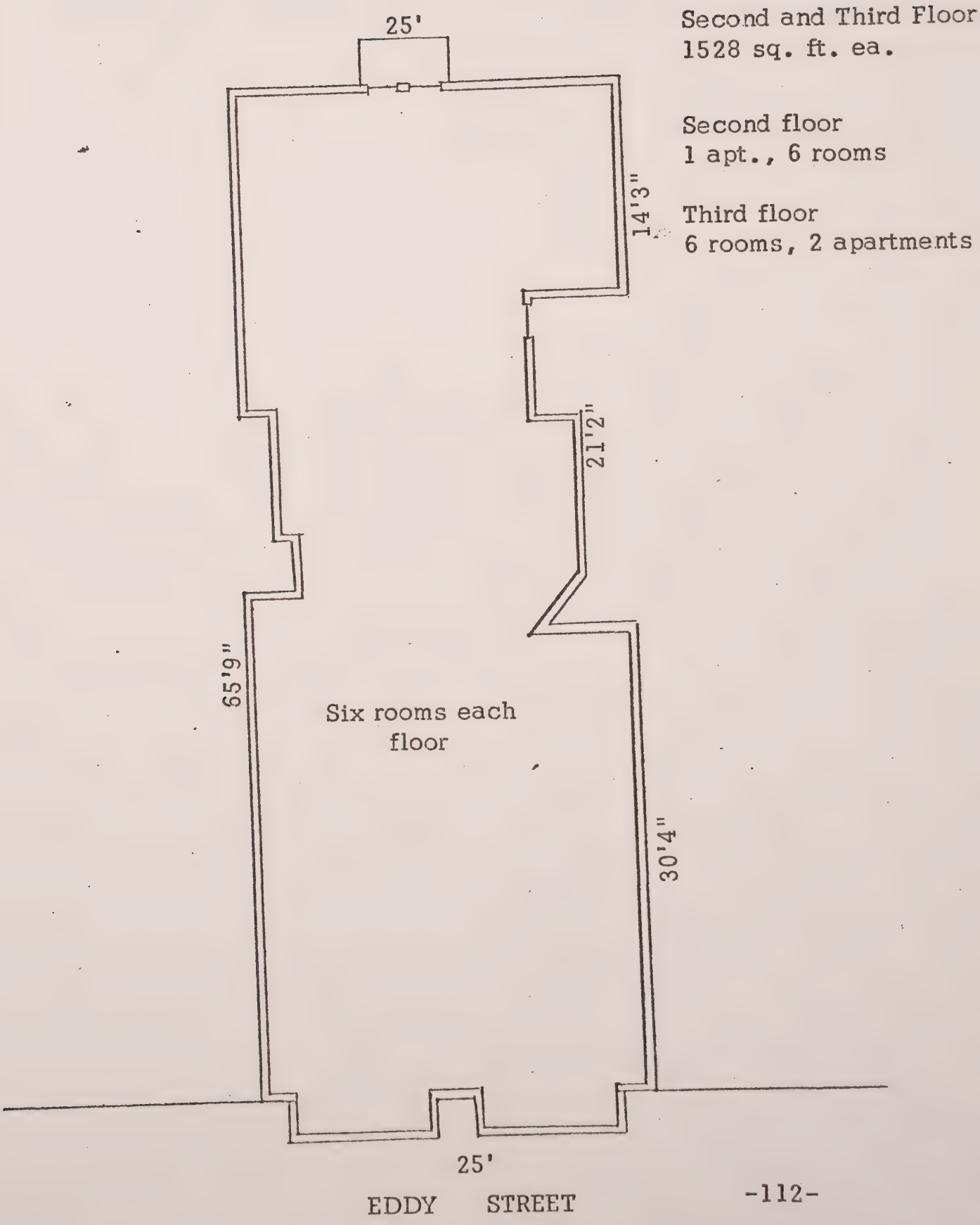
1942-46 Eddy



First floor
1534 sq. ft.

2 apartments - 6 rooms

EDDY STREET



VALUATION SECTION

VALUATION OF ENTIRE OWNERSHIP

Summation Analysis:

Cost New Estimate -

Residence

3,062 sq. ft. @ \$21.50 =	\$65,833.00
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Walks and site improvements	\$ 2,000.00
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Basement

1,806 sq. ft. @ \$9.50 =	<u>\$17,157.00</u>
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Total	\$84,990.00
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Depreciation Estimate:

Based on the effective age of this improvement at 60 years, its location, architectural style and fair physical condition, the depreciation from all causes is estimated at 60% =

	<u>\$50,994.00</u>
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Depreciated replacement	\$33,996.00
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Land Value Estimate:

3,438 sq. ft. @ \$9.00 =	<u>\$30,942.00</u>
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Land value is based on sales

L1 8,025 sq. ft. at \$6.73, adjusted for time and corner

L2 3,804 sq. ft. at \$5.13, adjusted for time and corner

L9 4,500 sq. ft. at \$6.34,

Total Depreciated Value Estimate	\$64,938.00
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Rounded to:	\$65,000.00
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VALUATION

Market Data Analysis:

This analysis consists of analyzing transactions of properties which have similar utility to the subject property and deriving therefrom a unit of value that can be applied to the subject property. In this case I have extracted from three apartment hous sales, a sales price per room which I have utilized in arriving at a per room value for the subject ownership.

Additional data may be found together with pictures of each of the comparable sales from individual sales data sheets which are located in the Addenda of this report. Those sales data sheets are numbered with the same number as the sale number which is in the left hand column of the chart.

Sale No.	Date	Sale Price	Sale Price per room	G.R.M.	No. of Units
13	4/74	\$53,000.	\$3,213.00	5.45	6
17	2/76	66,000.	2,444.00	4.58	7
18	5/76	105,000.	4,375.00	6.63	8

While the subject property is presently a 5 unit building (it appears to be converted from 3 flats), I have compared this property with parcels which had 6, 7 and 8 units. This has been accomplished by converting the sale price into a sale price per room which is noted on the chart above.

Based on the preceding and other data it is my opinion that a per room value for the subject property is indicated at \$3,600.00.

Therefore:

18 rooms at \$3,600.00 = \$64,800.00

Rounded to: \$65,000.00



3846 GEARY BOULEVARD
SAN FRANCISCO, CALIFORNIA 94118
752-1501
ESTABLISHED 1950



November 2, 1976

STATEMENT OF INCOME AND EXPENSES - 1942-46 EDDY ST., SAN FRANCISCO

Income:

1942#1 - 2 Rooms	-	\$115.00	per month	
1942#2 - 3 "	-	\$140.00	" "	
1944 - 6 "	-	\$250.00	" "	
1946#1 - 3 "	-	\$125.00	" "	*
1946#2 - 3 "	-	\$125.00	" "	(mgr.) **
		<u>\$755.00</u>	" "	= \$9,060.00 yr.

* Widow has been there 23 years. Value should be \$150.00

** Also should be \$150.00. Allowance @ handywork.

Expenses:

'75-'76 Taxes	-	\$1,478.90	Yr.
Insurance	-	180.00	"
Garbage	-	199.80	"
Water	-	128.50	"
License	-	15.75	"
		<u>\$2,002.95</u>	Yr

Inc. \$9,060.00 Yr.

Exp. 2,002.95 "

Net Inc. \$7,057.05 Yr.

Statement submitted by Dawn Realty.

VALUATION BY INCOME CAPITALIZATION

Income Statement:

Estimate of fair rents -

<u>First floor</u>	<u>Actual rents</u>	<u>Fair rent</u>
2 room apartment	\$115.00	\$125.00
3 room apartment	140.00	145.00
<u>Second Floor</u>		
6 rooms	250.00	250.00
<u>Third Floor</u>		
3 room apartment	125.00	150.00
3 room apartment	<u>125.00</u>	<u>150.00</u>
Total Per Month	\$755.00	\$820.00

Annual Gross Income:

$$12 \times \$820.00 = \$9,840.00$$

Annual vacancy and rent loss:

$$5\% = \$492.00$$

$$\text{Annual Effective Gross} \quad \$9,348.00$$

Income Capitalization Analysis, cont'd.

Effective Gross \$9,348.00

Expenses:

Taxes	\$1,478.90
Water	128.50
Garbage	199.80
Manager	450.00
License and bus. tax	15.75
Maintenance	450.00
Insurance	<u>180.00</u>

Total \$2,902.95

Annual Net Income \$6,445.05

Capitalized at 10.5 =

$\$6,445.05 \div .105 =$ \$61,381.43

Rounded to: \$61,400.00

The capitalization rate is based on land value reflecting a return on investment of 9% and improvements earning 9% plus depreciation.

50% of value at 9% = 4.5

50% of value at 9% return
and 3% depreciation

equals 12% = 6.0

10.5%

CORRELATION

Value indications by:

Summation Analysis	\$65,000.00
Market Data Analysis	\$65,000.00
Income Capitalization	\$61,400.00

Of the three indications of value above, the Income Capitalization is the lowest and that is to be expected on a 5 unit building. This structure is not one which reflects from an economic analysis its full market value. As a result I have placed greater weight on the market data analysis and summation analysis than on the income capitalization.

Fair Market Value Estimate	\$65,000.00
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23-681

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SUMMARY OF SALIENT DATA

Assessor's Parcel No.	Block 1126, Lot 26
Ownership of Subject Parcel:	Celeste Hanna
Property Address:	2051 Ellis Street
Owner's Address:	Unknown
Date Owner Acquired Title:	By deed dated December 26, 1952
Zoning:	R-3, San Francisco
Highest and Best Use:	Redevelopment with multi family residence or rehabilitation of the existing structure
Owner Interviewed:	Tyrone Hanna, grandson of owner
Assessed Value:	
Land:	\$3,150.00
Improvements:	\$2,825.00
Taxes:	\$541.64
Date of Valuation:	November 1, 1976
Value Conclusions:	
Land	\$30,950.00
Improvements	none
Total	\$30,950.00



Street view, showing adjacent properties.

Front view
2151 Ellis Street

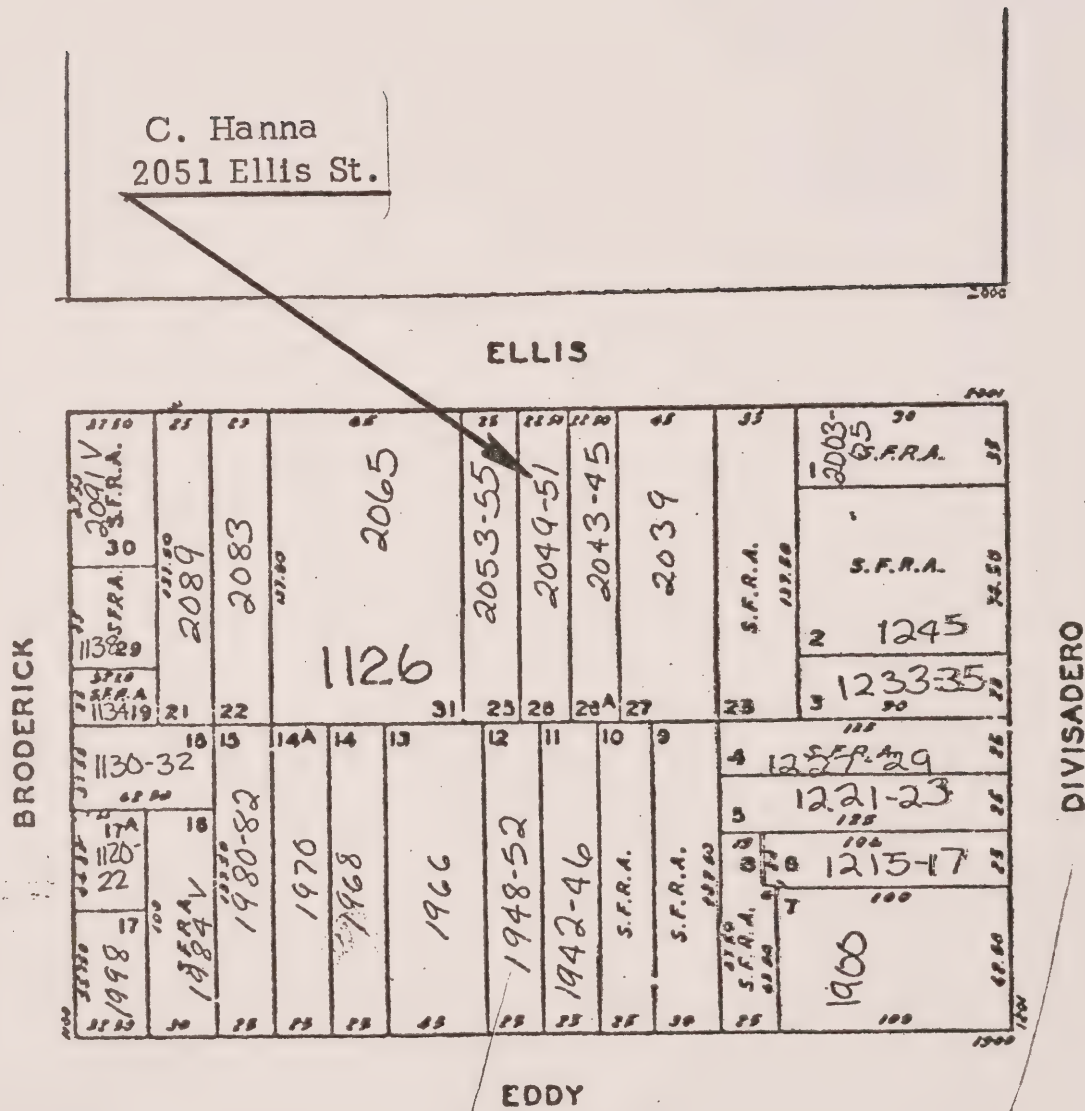




Street view. Subject on extreme right. View is east.

LEGAL DESCRIPTION
AND
MAP OF ENTIRE PROPERTY

SITE MAP



LEGAL DESCRIPTION

All that certain real property situated in the City and County of San Francisco, State of California, described as follows:

BEGINNING at a point on the southerly line of Ellis Street, distant thereon 192 feet 6 inches westerly from the westerly line of Divisadero Street; running thence westerly along the said line of Ellis Street 22 feet 6 inches; thence at a right angle southerly 137 feet 6 inches; thence at a right angle easterly 22 feet 6 inches; and thence at a right angle northerly 137 feet 6 inches to the southerly line of Ellis Street and the point of beginning.

BEING a portion of WESTERN ADDITION BLOCK NO. 508.

IMPROVEMENT DETAILS

IMPROVEMENT DETAIL

Address 2051 Ellis Street Building Use & type 2 family residence
 Age of Improvements 74 years General Condition poor

EXTERIOR:	Type	Cond.	INTERIOR:	Type	Cond.
Foundation	<u>brick</u>	<u>poor</u>	Floors	<u>wood</u>	<u>poor</u>
Walls	<u>wood frame</u>	<u>poor</u>	Walls	<u>plaster</u>	<u>poor</u>
Roof	<u>composition</u>	<u>poor</u>	Ceilings	<u>plaster</u>	<u>poor</u>
Gutters	<u>none</u>		Heating	<u>none</u>	
Windows	<u>wood frame</u>	<u>poor</u>	Elec. Fixtures	<u>old style</u>	<u>poor</u>
Screens	<u>none</u>		Built-in equip.	<u>furnaces</u>	<u>fair</u>
Basement	<u>full</u>	<u>poor</u>			
Laundry	<u>basement</u>		Building Area		
Garage	<u>basement</u>		Plumbing	<u>old style</u>	
			No. fixtures	<u>8</u>	<u>poor</u>
			No. bathrooms	<u>2</u>	<u>poor</u>

Special Features This building has serious failure in the foundation of interior walls.

No. of rooms 15

Detrimental influences Building has not been occupied for approximately 5 years.

poor condition

Taxes Assessments none known

Utilities: (available) (connected)

Gas	<u>yes</u>	<u>yes</u>
Water	<u>yes</u>	<u>yes</u>
Sewer	<u>yes</u>	<u>yes</u>
Septic	<u>none</u>	

Street Improvements:

Walks	<u>concrete</u>
Curbs	<u>concrete</u>
Gutters	<u>concrete</u>
Paving.	<u>asphalt</u>

Comments:

This structure, according to the grandson of the owner who accompanied me on the inspection, has not been rented for over 5 years.

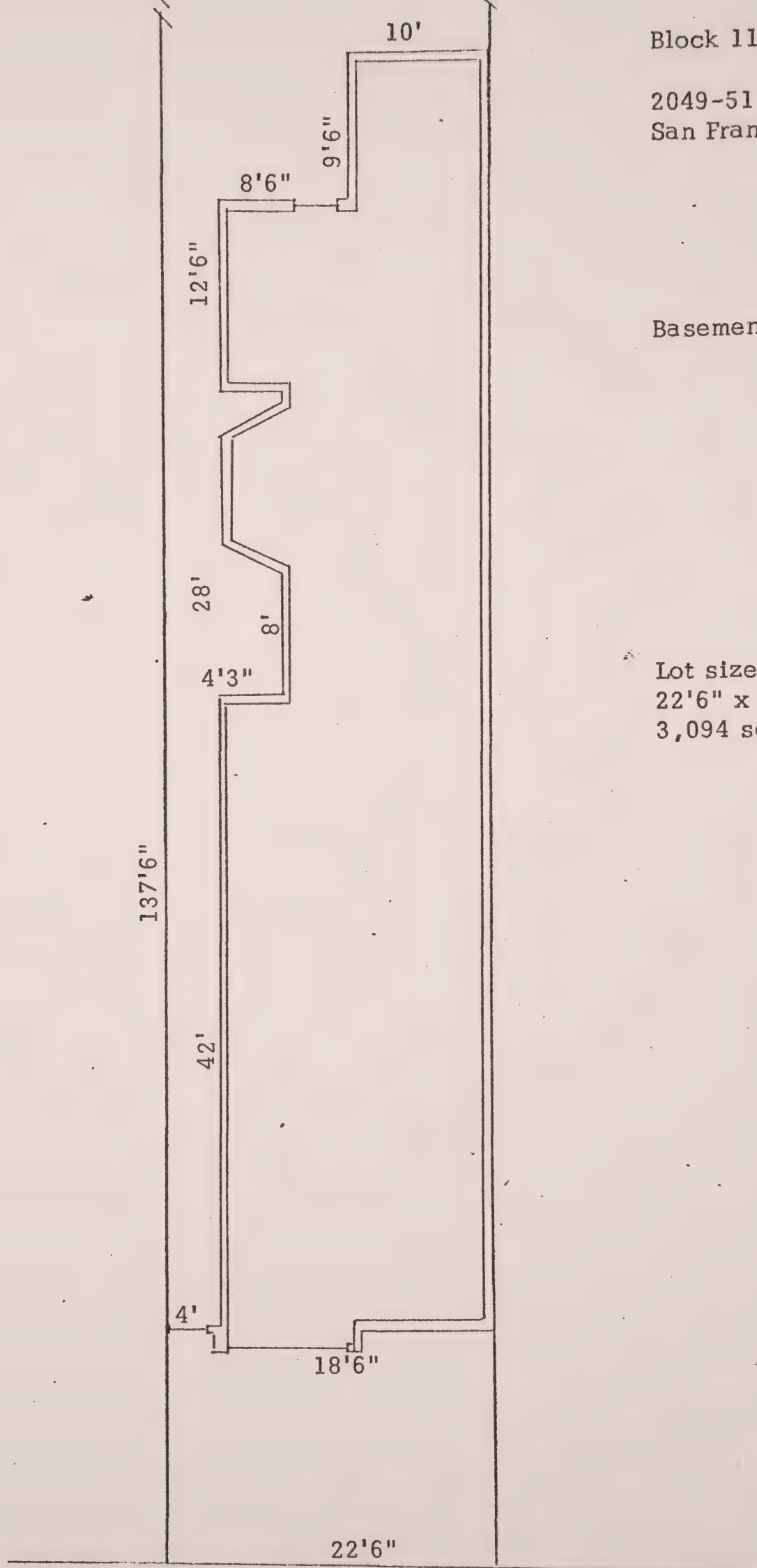
Presently the condition of this structure is such that it is not capable of being occupied and would require extensive renovation for its occupancy.

Block 1126, Lot 26

2049-51 Ellis Street
San Francisco

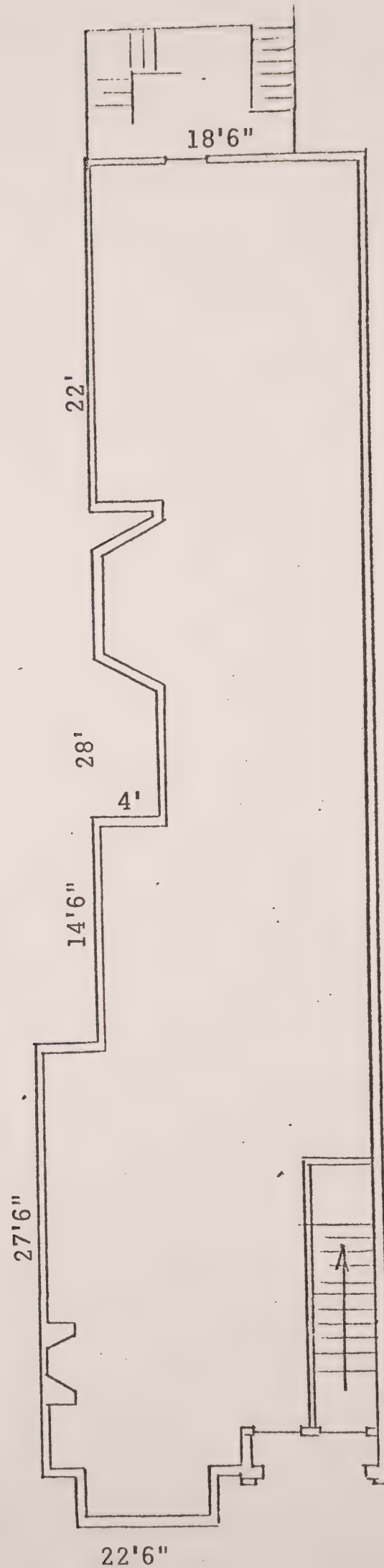
Basement

Lot size:
 $22'6" \times 137'6" =$
3,094 sq. ft.



Block 1126, Lot 26

2049-51 Ellis Street
San Francisco



First and second floors

Second floor - 8 rooms
First floor - 7 rooms

VALUATION SECTION

VALUATION

Market Data Analysis:

The subject property is improved with a 2 flat residential building that has not been occupied for approximately five years. The interior longitudinal wall appears to may have had substantial settlement and as a result the floors are settled in the center of the building with the perimeter foundation apparently still supporting the exterior walls. There is substantial interior evidence of severe settlement and as a result it is my opinion that this building is virtually worthless and would likely not be rehabilitated in the private market. As a result I have considered only the land value in this analysis and utilized vacant land parcels as the comparable sales.

The following chart gives a brief detail of four land transactions, all of which are in reasonably close proximity and all of which are capable of similar utilization.

<u>Sale No.</u>	<u>Date</u>	<u>Zoning</u>	<u>Area/sq.ft.</u>	<u>Unit Sale Price</u>
L1	7/70	R-3	8,025	\$6.73
L2	8/70	R-3	3,804	5.13
L9	12/73	R-3	4,500	11.56
L10	4/76	R-3	3,781	6.34

The range of per square foot sale price of these vacant land parcels is from \$5.13 to \$11.56. It is my opinion that a per square foot land value of \$10.00 is indicated for this subject property.

Therefore:

$$3,094 \text{ sq. ft. @ } \$10.00 = \$30,940.00$$

Rounded to: \$30,950.00



NATIONAL

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SUMMARY OF SALIENT DATA

Assessor's Parcel No.	Block 1129, Lot 13
Ownership of Subject Parcel:	Claudia A. Bureleff
Property Address:	1866 Turk Street
Owner's Address:	1866 Turk Street, San Francisco
Date Owner Acquired Title:	Deed dated April 25, 1956
Zoning:	R-4, San Francisco
Highest and Best Use:	As developed
Owner Interviewed:	Caludia A. Bureleff
Assessed Value:	1976-77
Land:	\$4,000.00
Improvements:	\$2,275.00
Taxes:	\$580.10
Date of Valuation:	November 1, 1976
Value Conclusions:	
Land:	\$36,000.00
Improvements:	\$21,750.00
Total:	\$57,750.00



Front view of subject property known as 1866 Turk Street.

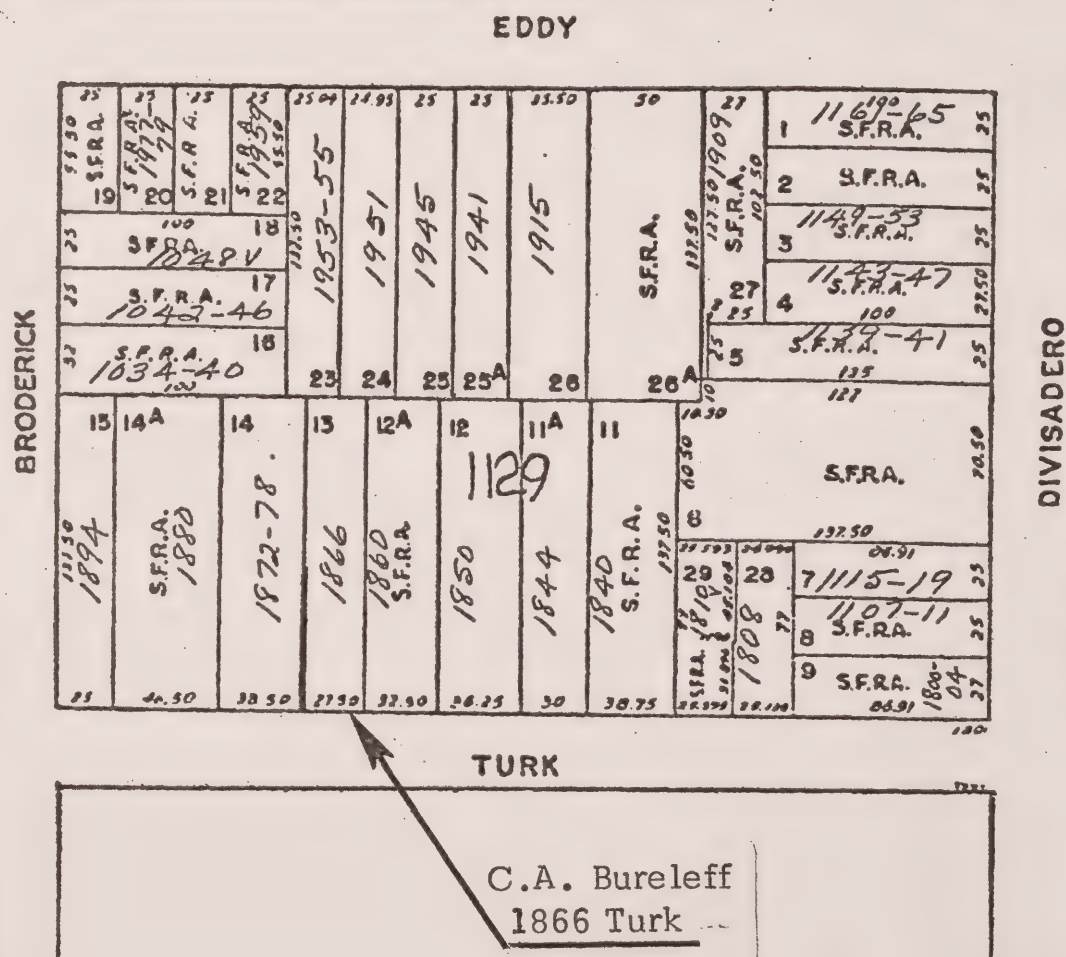


Street view with subject in extreme right.

Photos taken 1/28/76

LEGAL DESCRIPTION
AND
MAP OF ENTIRE PROPERTY

SITE MAP



LEGAL DESCRIPTION

All that certain real property situated in the City and County of San Francisco, State of California, described as follows:

COMMENCING at a point on the northerly line of Turk Street, distant thereon 110 feet easterly from the easterly line of Broderick Street; running thence easterly along said line of Turk Street 27 feet 6 inches; thence at a right angle northerly 137 feet 6 inches; thence at a right angle westerly 27 feet 6 inches; thence at a right angle southerly 137 feet 6 inches to the point of commencement.

IMPROVEMENT DETAILS

IMPROVEMENT DETAIL

Address 1886 Turk Building Use & type Residential
 Age of Improvements 60 to 70 years General Condition fair

EXTERIOR:	Type	Cond.	INTERIOR:	Type	Cond.
Foundation	<u>concrete & brick</u>	<u>fair</u>	Floors	<u>hardwood & linoleum</u>	<u>fair</u>
Walls	<u>wood frame</u>	<u>fair</u>	Walls	<u>plaster</u>	<u>fair</u>
Roof	<u>composition</u>	<u>fair</u>	Ceilings	<u>plaster</u>	<u>fair</u>
Gutters	<u>metal galvanized</u>	<u>fair</u>	Heating	<u>circulating heater</u>	<u>fair</u>
Windows	<u>wood sash</u>	<u>fair</u>	Elec. Fixtures	<u>old style</u>	<u>fair</u>
Screens	<u>none</u>		Built-in equip.	<u>water heaters</u>	<u>fair</u>
Basement	<u>yes</u>	<u>fair</u>			
Laundry	<u>utility room</u>	<u>fair</u>	Building Area	<u>2140 sq. ft. + basement</u>	
Garage	<u>basement</u>		Plumbing	<u>old style</u>	
			No. fixtures	<u>11</u>	<u>fair</u>
			No. bathrooms	<u>3</u>	<u>fair</u>

Special Features _____
 _____ No. of rooms 11

Detrimental Influences Deteriorating neighborhood

Taxes _____ Assessments _____

Utilities:	(available)	(connected)	Street Improvements:
Gas	<u>yes</u>	<u>yes</u>	Walks <u>concrete</u>
Water	<u>yes</u>	<u>yes</u>	Curbs <u>concrete</u>
Sewer	<u>yes</u>	<u>yes</u>	Gutters <u>concrete</u>
Septic	<u>none</u>		Paving <u>asphalt</u>

Comments:

This is actually a one family residential structure. The owner had rented the upper floor and actually has a tenant on the upper floor at this time. The tenant appears to have marginal ability to be self sufficient physically. Further, the rental obtained for that unit approximated the costs of utilities.

Comments, cont'd.

The rentability of the second floor is highly questionable in normal times.

This structure is overall in fair condition. It shows some substantial deferred maintenance, however, it has good possibilities of renovation.

Block 1129, Lot 13

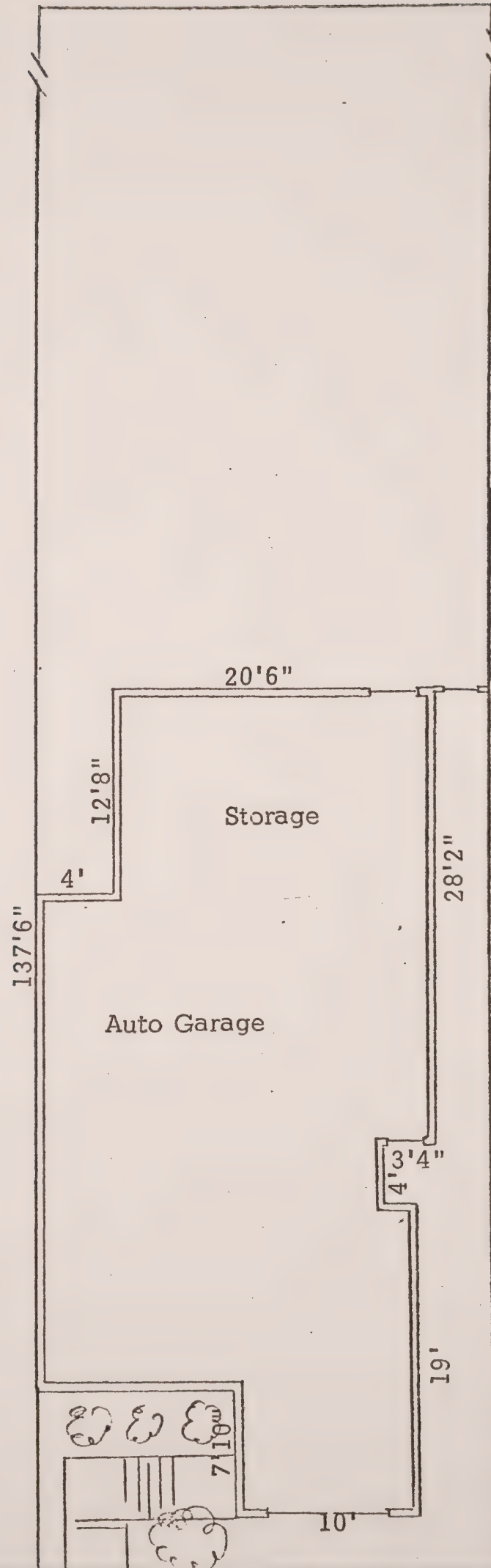
1866 Turk Street
San Francisco

Basement - 1040 sq. ft.

Lot size:

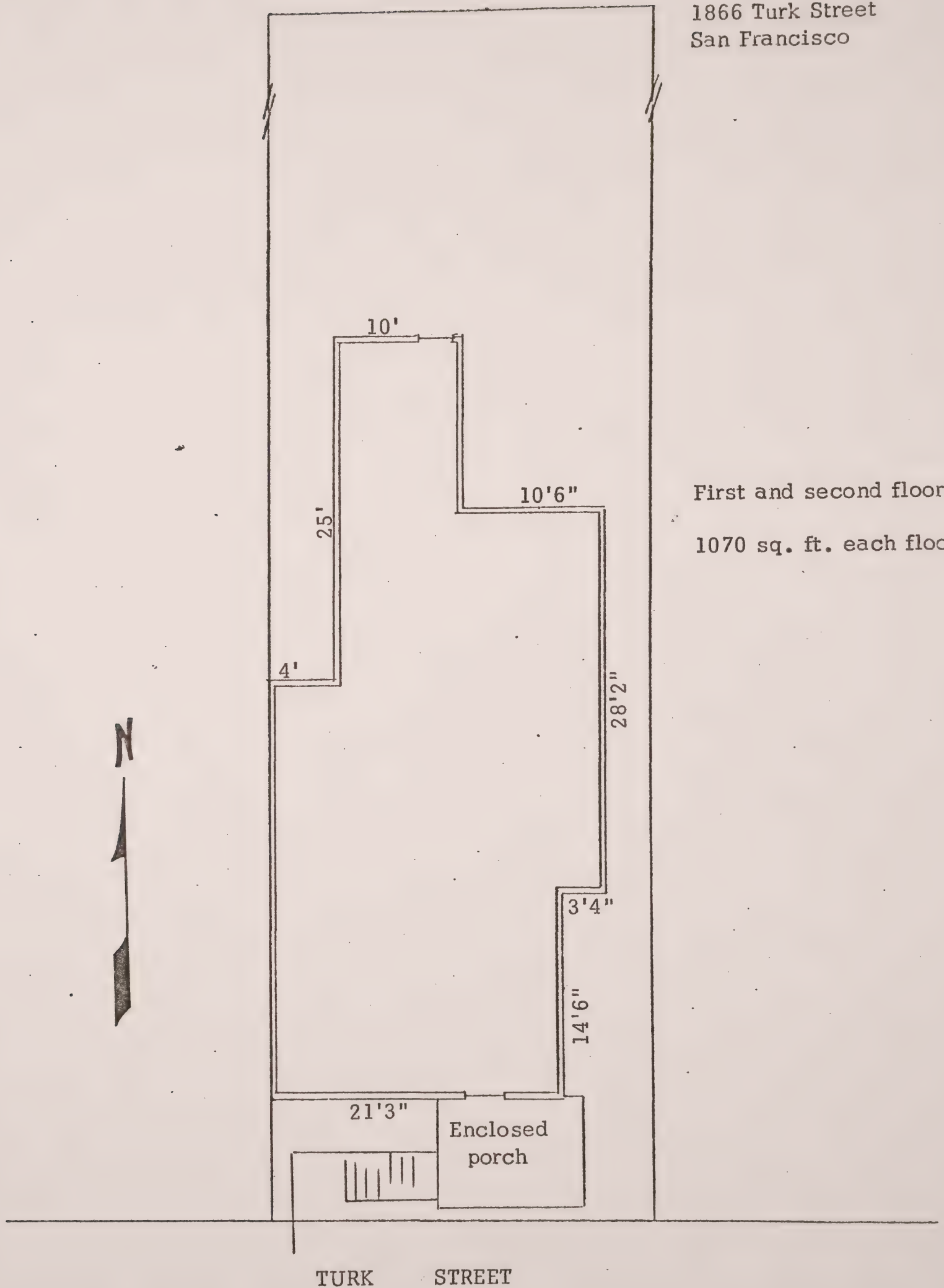
27'6" x 137'6"

3,781 sq. ft.



1866 Turk Street
San Francisco

First and second floors
1070 sq. ft. each floor



VALUATION SECTION

VALUATION OF ENTIRE OWNERSHIP

Summation Analysis:

Cost new estimate -

Residence

2140 sq. ft. @ \$20.95 =	\$44,833.00
--------------------------	-------------

Porches, walks and site improvements	5,000.00
--------------------------------------	----------

Basement

1040 sq. ft. @ \$9.50 =	<u>9,880.00</u>
-------------------------	-----------------

Total	\$59,713.00
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Depreciation Estimate:

Based on the effective age of this improvement at 55 years, its location, style and fair physical condition, the depreciation from all causes is estimated at 55% =

	<u>32,842.00</u>
--	------------------

Depreciated Replacement	\$26,871.00
-------------------------	-------------

Land Value Estimate

3,781 sq. ft. @ \$9.50 =	<u>35,919.00</u>
--------------------------	------------------

Land value is based on sales

L1	8,025 sq. ft. @ \$6.73, adjusted for time and corner
L2	3,804 sq. ft. @ \$5.13, adjusted for time and corner
L9	4,500 sq. ft. @ \$11.56, adjusted for time and corner
L10	3781 sq. ft. @ \$6.34

Total Depreciated Value Estimate	\$62,790.00
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Rounded to:

\$62,800.00

VALUATION

Market Data Analysis:

The subject property is actually two flats, however, the upper floor has been converted into what could be termed as two apartments. There are two bathrooms on the second floor and two kitchens and presently the owner rents one of those apartments for approximately \$25.00 per month. This results from the occupant being in extreme advanced age and the owner is compassionate about the rental.

The entry to the second floor apartment is through the entry-way of the first floor rooms and does not have a private entry way. While the owner presently considers this to be 3 apartments, it would more likely be utilized as a single family residence and, in my opinion, the value of the property would not change regardless of how it might be used by a prospective purchaser in the market.

I have utilized four transactions comprising properties of 2 and 3 family units as comparable for this ownership. The reason being is that all of the plumbing is in place in this structure and it is arranged into 3 units and, in my opinion, more properly compares to properties with that capability. The sale price of these property has been converted into a sales price per room and a value derived from those figures to apply to the subject property.

Sale No.	Date	Sale Price	Sale Price per room	G.R.M.	No. of Units
3	5/74	\$41,000.	\$2,562.	110	2
6	5/76	85,000.	4,474.	--	3
7	4/76	70,000.	4,667.	104	3
12	1/76	65,000.	3,421.	108	3

Based on the preceding information and other factors it is my opinion an informed principal would conclude a per room value for the subject property of \$4,650.00.

Therefore:

12 rooms at \$4,650.00 = \$55,800.00

INCOME ANALYSIS BY GROSS RENT MULTIPLIER

I have considered the gross rent multiplier generated by the sales reflected in the preceding market data chart. The conclusion reached from this data is a G.R.M. applicable to the subject property of 110.

Fair rental estimate for subject property is:

Ground floor	\$275.00
Upper floor	
2 apartments	125.00
	<u>125.00</u>
Fair Rent	\$525.00 per month

Therefore:

$$\text{G.R.M. } 110 \times \$525.00 = \$57,750.00$$

CORRELATION

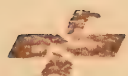
Value Indications by:

Summation Analysis	\$62,800.00
Market Data Analysis	\$55,800.00
Income Capitalization	\$57,750.00

The greater weight in arriving at an opinion of value has been placed upon the market data analysis and the income capitalization. While the income capitalization is derived from a gross rent multiple and the likelihood of the subject property being rented in 3 units is not great, it would none-the-less command this amount of money if it were to be utilized as a single family residence. ,

Therefore I have concluded from the preceding analysis as well as other factors that the subject property has a fair market value of \$57,750.00.

Value Estimate	\$57,750.00
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NATIONAL

23-681

Made in U.S.A.

ADDENDA

PART III

Containing:

Sales Data Resume

Individual sheets of market transactions

Qualifications of Appraiser

Sales Map

MARKET DATA

VACANT LAND

RESUME OF VACANT LAND MARKET DATA

Sale No.	Date	Zoning	Site Area in sq.ft.	Sale Price per sq.ft.
L1	7/70	R-3	8,025	\$ 6.73
L2	8/70	R-3	3,804	5.13
L3	9/68	R-3	2,226	5.39
L4	4/69	R-4	17,225	9.29
L5	2/70	C-2	6,875	6.11
L6	7/72	C-2	5,333	14.25
L7	5/70	C-2	10,587	11.15
L9	12/73	R-3	4,500	11.56
L10	4/76	R-3	3,781	6.34

SALES DATA

GRANTOR: Texaco, Inc.
GRANTEE: William A. & Lena Price
ZONING: R-3

RECORDING:

DATE OF DEED:

DATE OF RECORDING: 7/17/70

I.R.S.

SALE PRICE: \$54,000.00 D.T. \$46,000 to grantor

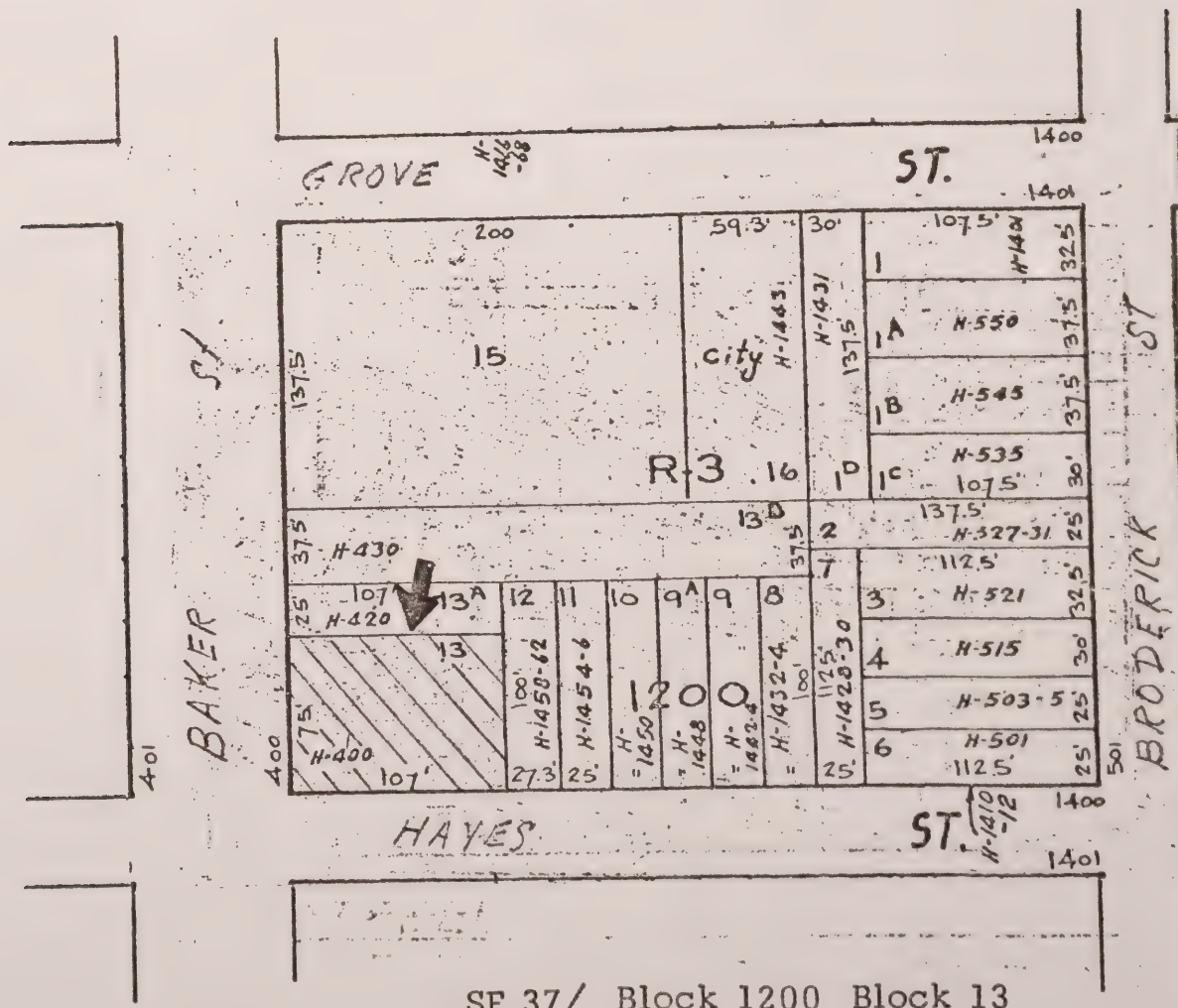
LAND AREA: 75' x 107' 8,025 sq. ft.

UNIT VALUE: \$6.73 per sq. ft.

CONFIRMED: Grantor

ASSESSOR NO. 1200-13

COMMENTS: This site was improved with gasoline service station improvements at the time of sale. Grantee intends to demolish these improvements.



SALES DATA

GRANTOR: W. Bernard & A. Fredonia Baquie

GRANTEE: Margaret Wilson

ZONING: R-3 San Francisco

RECORDING: Book Page File No.

DATE OF DEED: DATE OF RECORDING: 8/5/70

I.R.S.

SALE PRICE: \$19,500.00 D.T. \$12,300 to Grantor

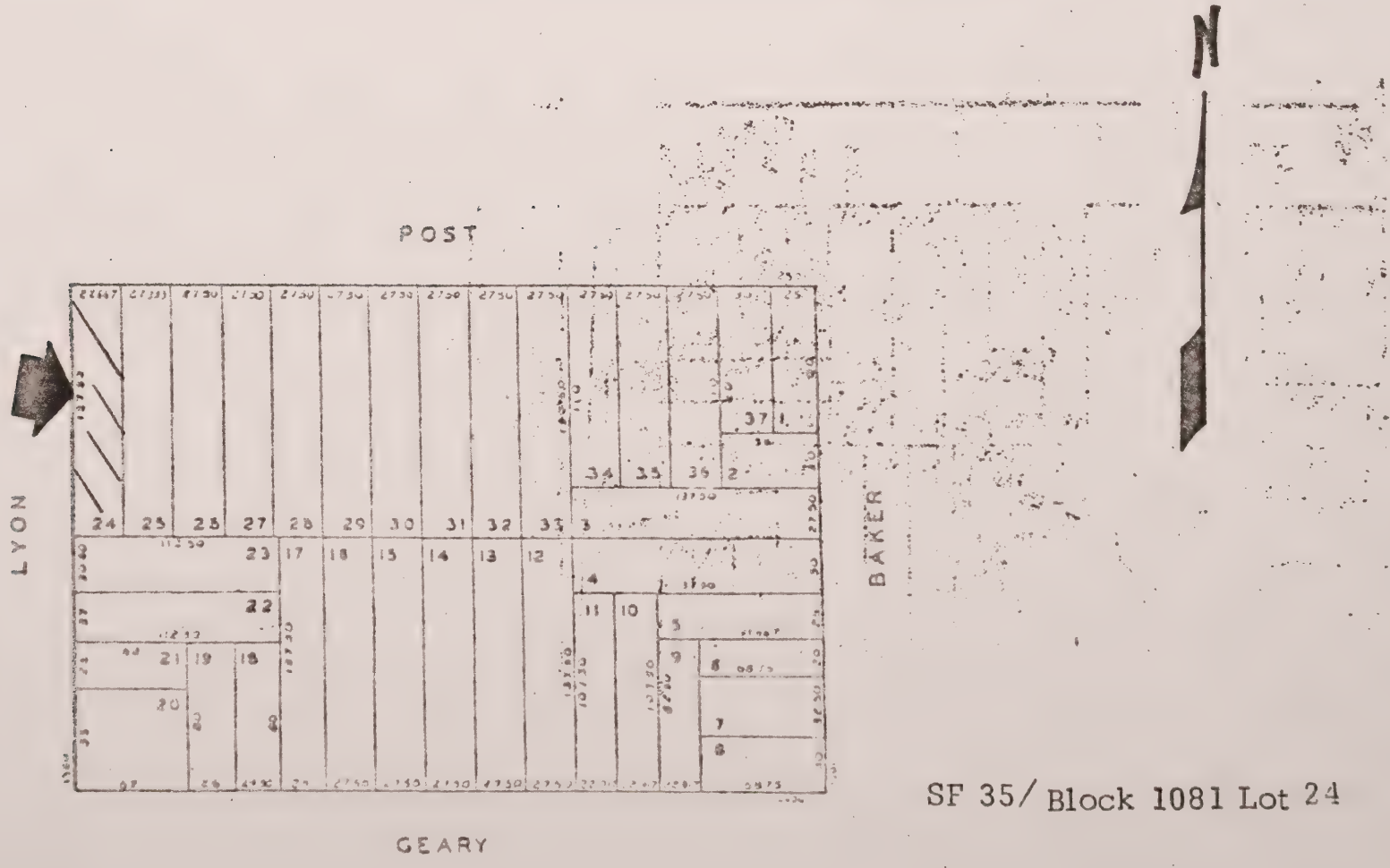
LAND AREA: 3,804.2 sq.ft (27 667' x 137.5')

UNIT VALUE: \$5.13 per sq. ft.

CONFIRMED: Grantor

ASSESSOR NO. 1081-24

COMMENTS: This site was improved with a two story wood frame building with commercial store on the ground level and apartments above. The improvements were demolished and the site cleared after this transfer. Store building was vacant at the time of this sale.



SF 35/ Block 1081 Lot 24

SALES DATA

GRANTOR: Roy Skinner and Lillian M. Skinner, his wife

GRANTEE: Christopher Dairy Farms, a corporation

ZONING: San Francisco R-3

RECORDING: Book B287, Page 451, File No. R24824

DATE OF DEED: September 30, 1968 DATE OF RECORDING: 11/6/68

I.R.S. \$12.10

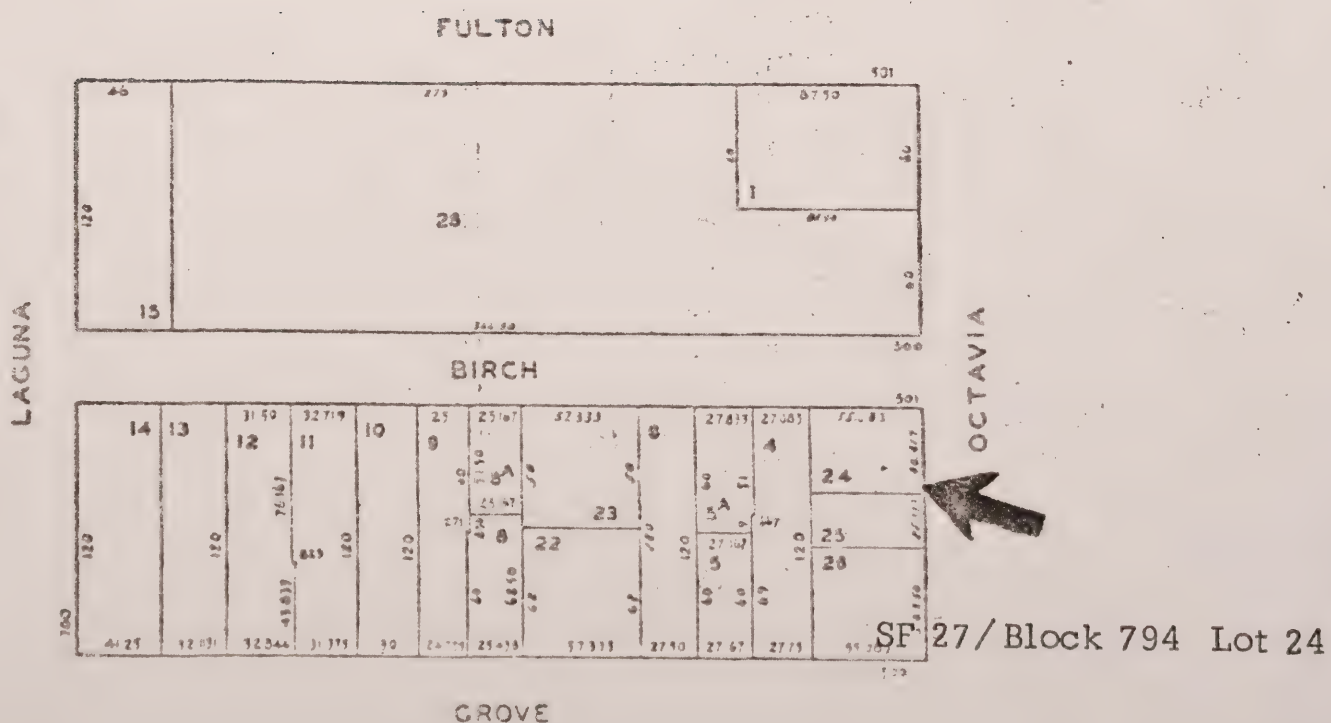
SALE PRICE: \$12,000.00 D.T. \$8,800.00 to Commonwealth
National Bank of San Francisco

LAND AREA: 2,226 sq.ft. (40.417' X 55.083)

UNIT VALUE: \$5.39 per sq. ft. of land area

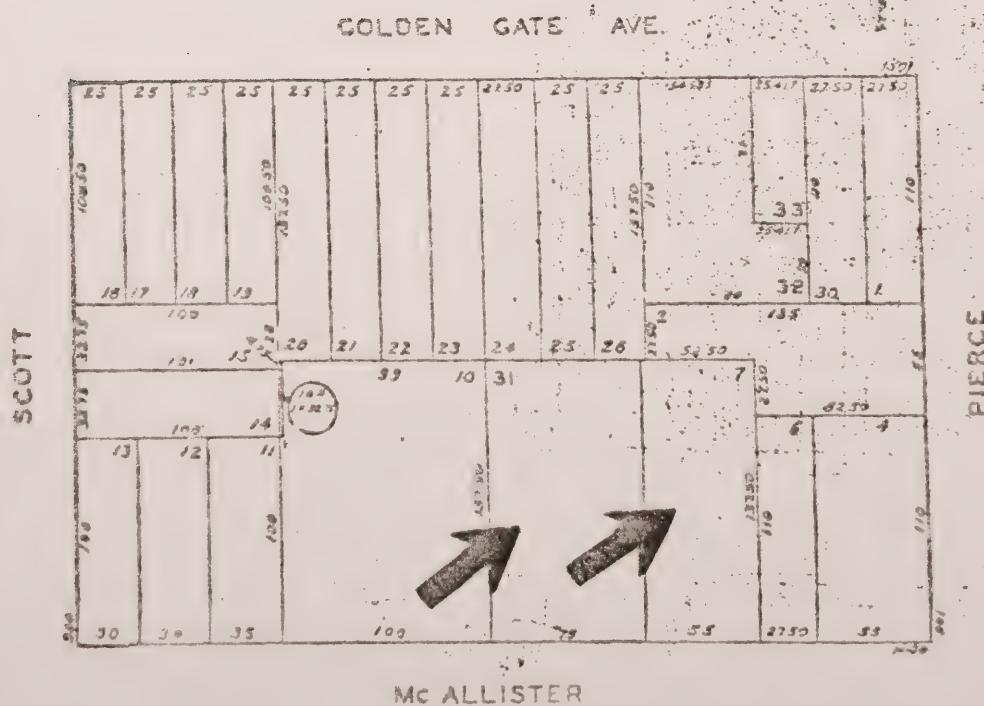
CONFIRMED: Mr. George Christopher, Ex Mayor of S.F., 1/8/70

COMMENTS: The old shacks on the property at time of purchase brought \$100.00. They were not rented out after purchase, but used by Dairy operation.



SALES DATA

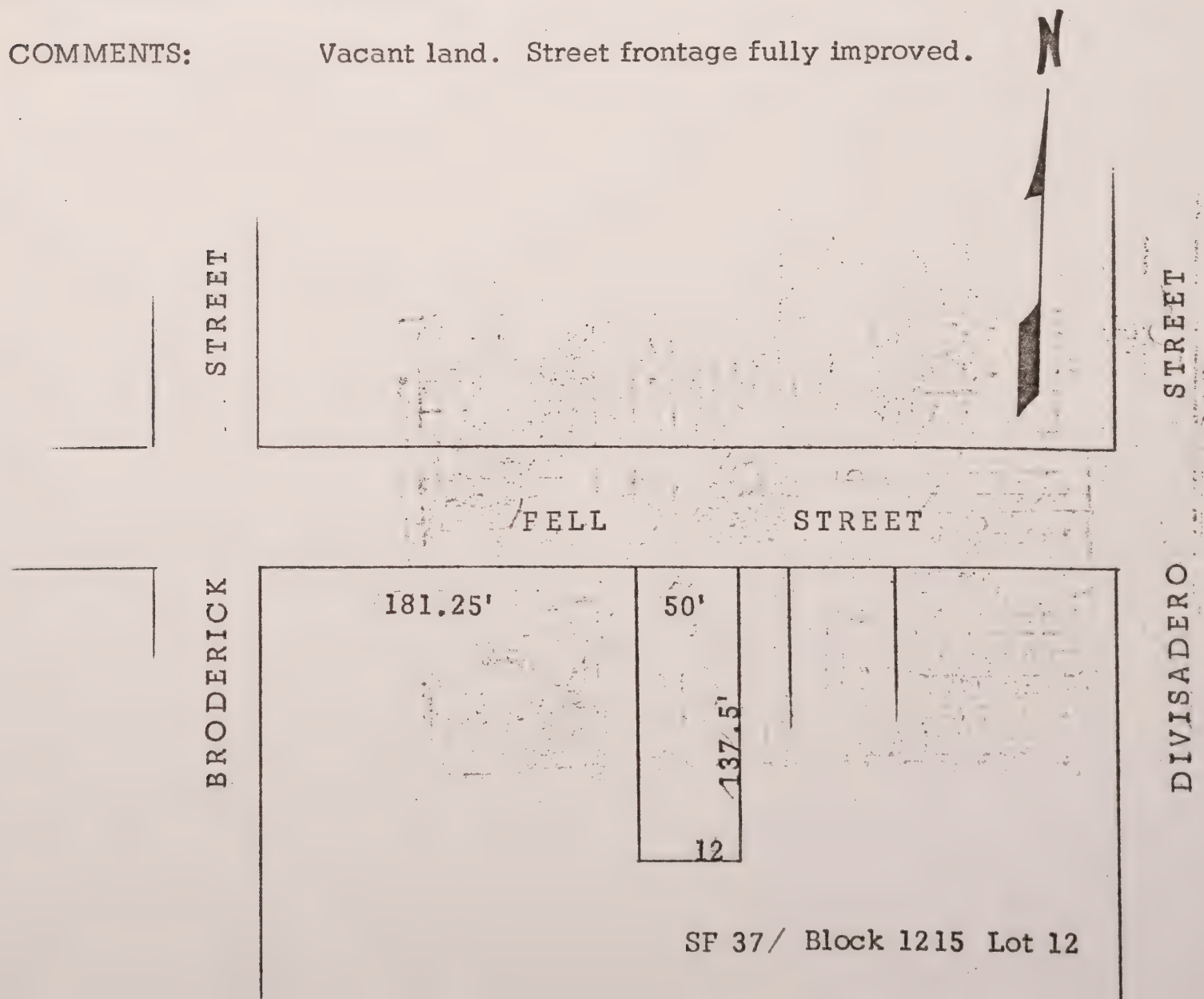
GRANTOR:	Hugh J. Steel, an unmarried man, Burton E. Graham and Rayna A. Graham, his wife, Michael A. Gridley and John F. Goodall, a single man and Mercedes U. Gridley, wife of Michael A. Gridley		
GRANTEE:	R & R Development Co., a partnership, an undivided 75% interest; Morris A. Bunow and Ethel Bunow, his wife, an undivided 25% interest		
ZONING:	San Francisco	R-4	
RECORDING:	Book B328, Page 664, File No. R55112		
DATE OF DEED:	April 3, 1969	DATE OF RECORDING:	4/14/69
I.R.S.	\$176.00		
SALE PRICE:	\$160,000.00		
LAND AREA:	17,225 sq.ft.		
UNIT VALUE:	\$9.29 per sq.ft.		
CONFIRMED:	Tom Montgomery of Rossello and Rosenberg Contractors 1/6/70		
COMMENTS:	There were 2 old rooming house upon this land of not any value to R & R Development Co. They tore them down and are presently building a convalescent Hospital upon it. They have built 4 or 5 convalescent hospitals in San Francisco, one at Bush and Divisadero.		



SF 27/ Block 776 Lot 7 & 31

SALES DATA

GRANTOR: McKinley Stores, Inc., a California Corporation
GRANTEE: The New Antioch Baptist Church, a corporation
ZONING: San Francisco C-2
RECORDING: Book B413, Page 170, File No. 48055
DATE OF DEED: February 11, 1970 DATE OF RECORDING: 4/1/70
I.R.S. Non-affixed
SALE PRICE: \$42,000.00
LAND AREA: 6.875 sq. ft.
UNIT VALUE: \$6.11 per sq. ft.
CONFIRMED: Joseph Jones. (Sec. of Trustees) 9/21/71
ASSESSOR NO. 1215-12
COMMENTS: Vacant land. Street frontage fully improved.



SALES DATA

GRANTOR: Victor A. Ferrair Jr., Trustee

GRANTEE: John Jr. and Grace Komo

ZONING: San Francisco C-2

RECORDING: Book B665, Page 248, File No. V08071

DATE OF DEED: July 19, 1972

DATE OF RECORDING: 8/4/ 72

TRANS TAX: \$83.60

Full Value

SALE PRICE: \$76,000.00

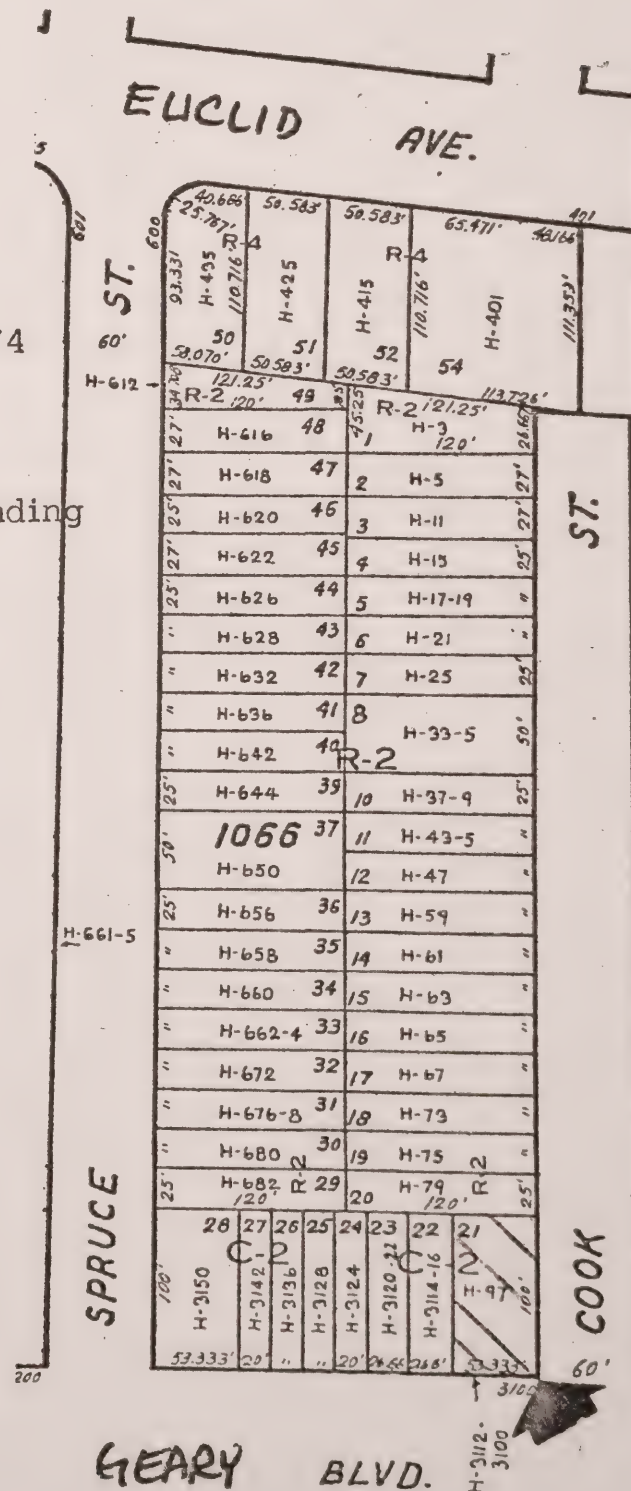
LAND AREA: 5,333± sq. ft.

UNIT VALUE: \$14.25 per sq. ft.

ASSESSOR NO. 1066-21

CONFIRMED: Mr. John Komo 11/30/74

COMMENTS: 3100-3112 Geary Blvd.
Vacant land at time of sale. This property had fully improved frontage, utilities available, and no outstanding bonds or assessments.
The grantee later constructed a commercial building (full lot coverage) and sold the entire property in February, 1973.



SALES DATA

GRANTOR: Stephen L. & Lucien W. & Stella L. Simon

GRANTEE: Richard F. and Jimena C. Angotti

ZONING: C-2

RECORDING:

DATE OF DEED: 5/18/70

DATE OF RECORDING: 5/18/70

I.R.S.

SALE PRICE: \$118,000.00 D.T. \$94,400 to grantor

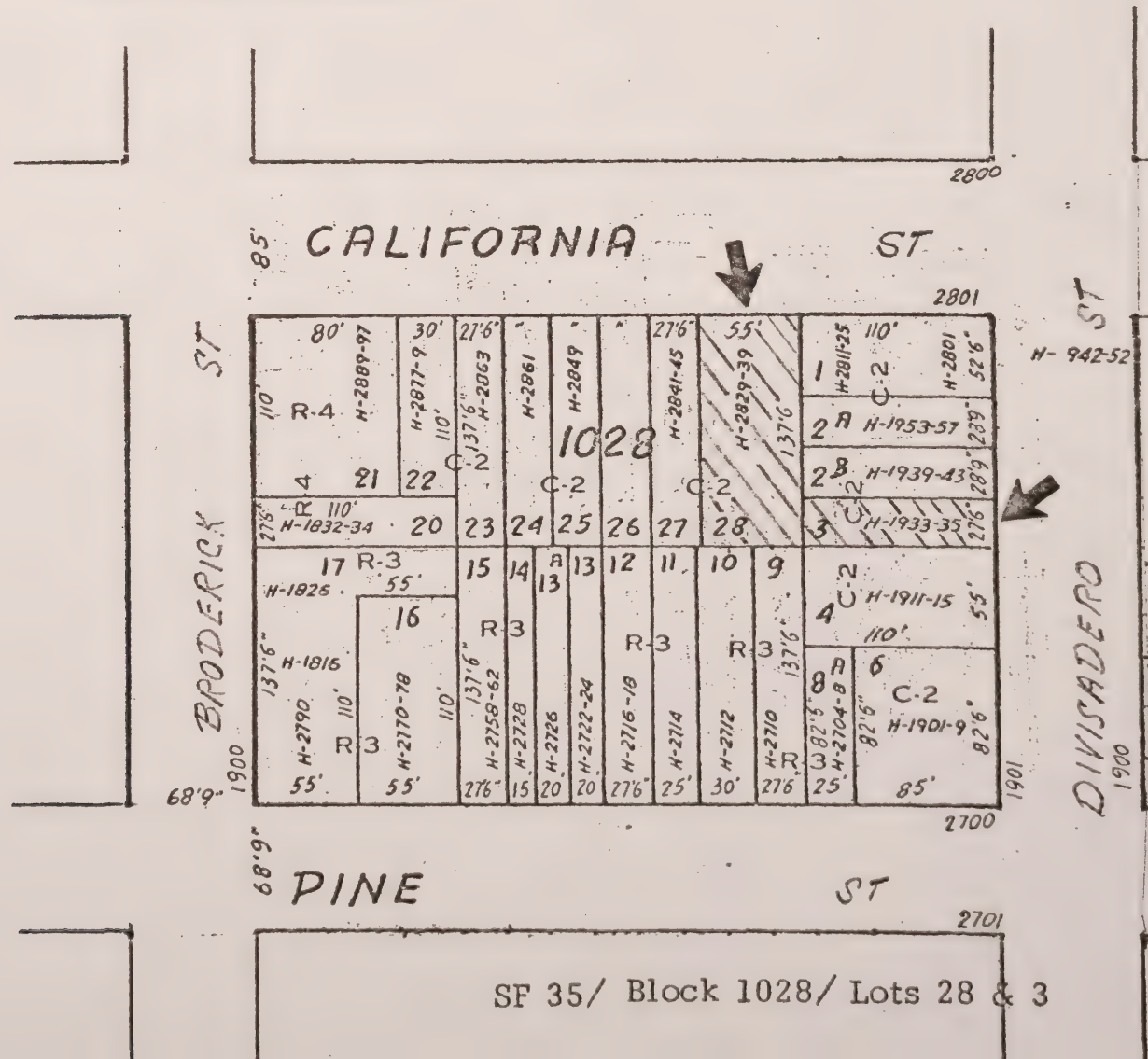
LAND AREA: 55' x 137.5' Lot 28 7562 sq. ft.
27.5' x 110' Lot 3 3025 sq. ft. Total 10,587.5 sq. ft.

UNIT VALUE: \$11.15 per sq. ft.

CONFIRMED: Grantee

ASSESSOR NO. 1028-28

COMMENTS: Vacant land. Grantee intends to build a facility for ambulance service. This is a level site with full street improvements.



SALES DATA

GRANTOR: John McLean of California

GRANTEE: T.W. Eng Construction Company, Inc.

ZONING: San Francisco R-3

RECORDING: Book 835, Page 180, File No. W38082

DATE OF DEED: December 11, 1973 DATE OF RECORDING: 12/14/73

TRANS TAX: \$57.20

SALE PRICE: \$52,000.00 D.T. \$46,800.00

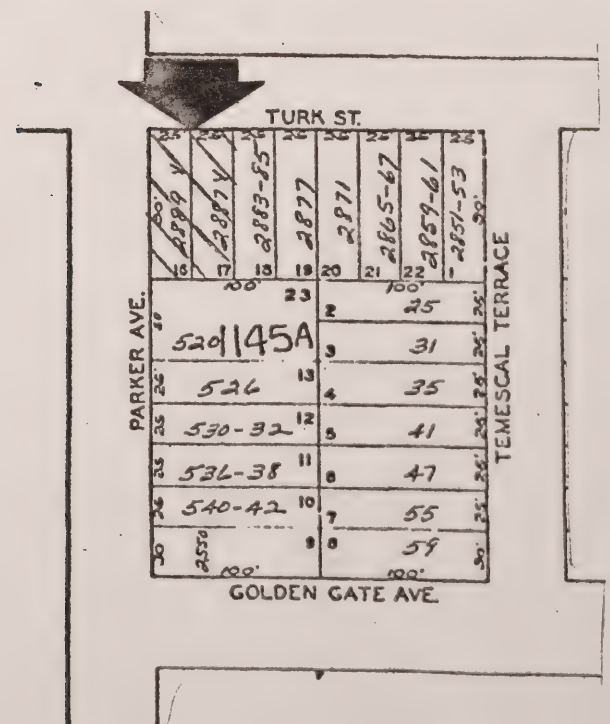
LAND AREA: 4,500 sq. ft.

UNIT VALUE: \$11.56 per sq. ft.

ASSESSOR NO. 1145-A-16 & 17

CONFIRMED: Mr. Haynes for grantee 9/30/74

COMMENTS: Vacant land at time of sale with street improvements and all utilities. T.W. Eng has since constructed an apartment house on the site. This site was acquired by John McLean of California on 7/27/73 from the Estate of Agnes J. Rae conservatee for \$52,000.00



110

California Tennis Club

Wesley Whitehead

San Francisco R-3

Book C151, Page 45, File No. Y76198

April 5, 1976

DATE OF RECORDING: 4/6/76

\$120.00

Full Value

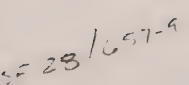
\$24,000.00

3.781 sq. ft.

\$6.34

657-9

Vacant land.



SF 28/657-9

MARKET DATA

ONE FAMILY RESIDENTIAL PROPERTIES

SALES DATA

GRANTOR: Fred Miller

GRANTEE: William J. Ducas

ZONING: San Francisco R-3

RECORDING: Book C-34 Page 472, File No.

DATE OF DEED: DATE OF RECORDING: 6/24/75

TRANS TAX: \$57.20

SALE PRICE: \$52,000.00 D.T. \$33,000.00

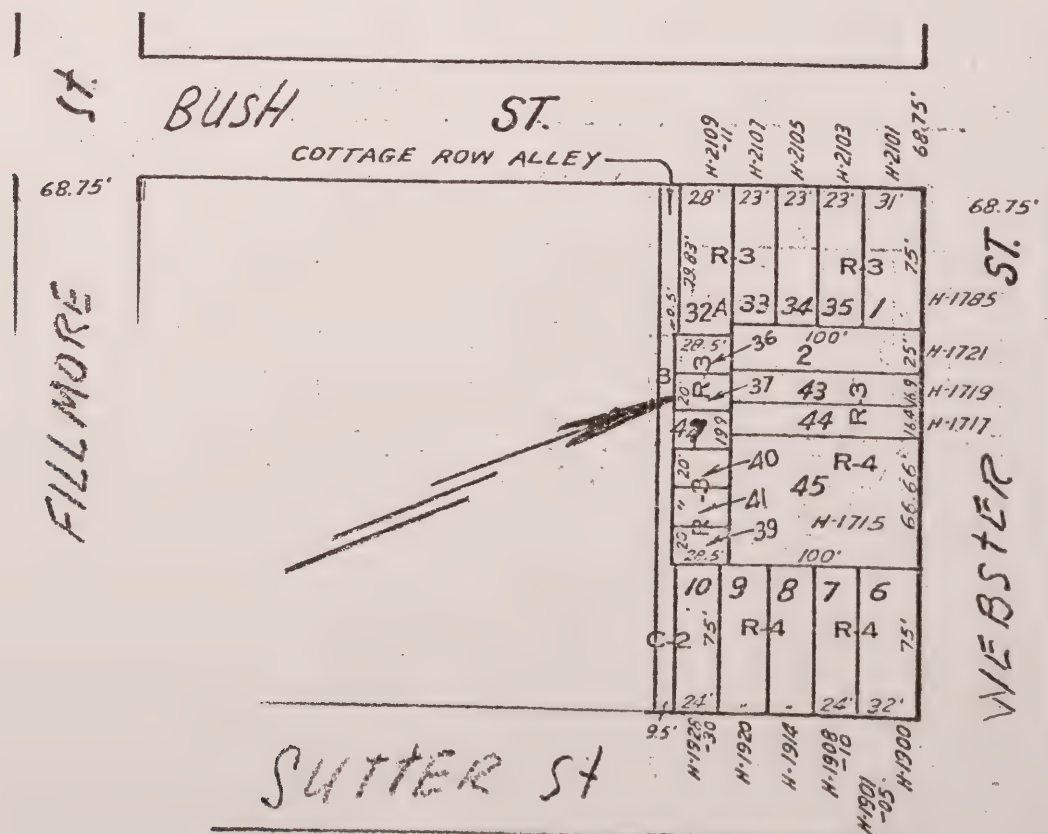
LAND AREA: 20.2' x 28.5' = 576 sq. ft.

UNIT VALUE: \$10,400.00 per room (\$51.64 per sq. ft. residential area)

CONFIRMED: County Records

ASSESSOR NO. 677-37

COMMENTS: #5 Cottage Row. Two story wood frame row house residence with basement. This building had been extensively remodelled at the time of sale. 5 rooms-1 bath.



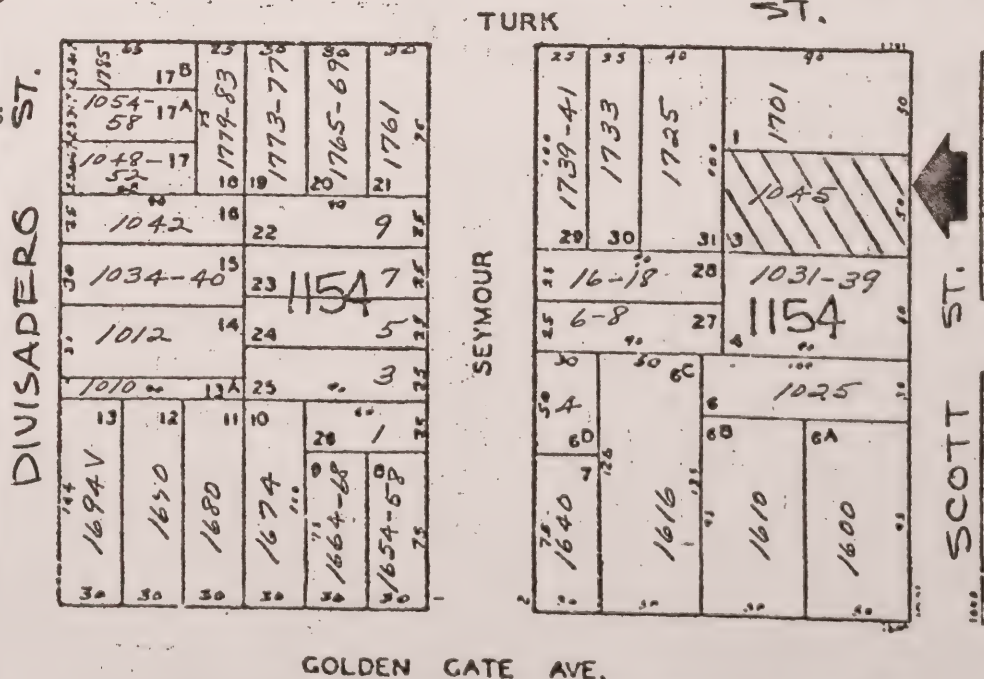
SALES DATA

GRANTOR: Del Camp Investment Inc.
 GRANTEE: Douglas B. Grant, Tony M. De Guzman
 ZONING: San Francisco R-3
 RECORDING: Book C 209, Page 177, File No. 2069248
 DATE OF DEED: DATE OF RECORDING: 7/28/76
 TRANS TAX: \$210.00 Full Value
 SALE PRICE: \$42,000.00
 LAND AREA: 4,500 ± sq. ft.
 UNIT VALUE: \$9.33 per sq. ft. of land area (\$4,667.00 per room)
 ASSESSOR NO. 1154-3

CONFIRMED: Tony M. De Guzman 10/22/76

COMMENTS: 1045 Scott is a 2-story plus basement structure containing 2 units converted into a single family residence, total room count is 9 rooms plus 2 baths. The structure was built in 1900 and its Zone is R-3. The total amount of improvements is 2,375 sq. ft. The current owners are converting this structure into a single family residence from a two unit by removing partitions, upgrading and bringing to code electrical, plumbing and roofing. The conditions was fair when purchased

needing paint inside and out, roofing and several maintenance items. The house was on the market for 9 months according to the grantee and the price was considered a fair market value



GOLDEN GATE AVE.



SALES DATA

GRANTOR: Francisco A. & Lourdes M. Antes

GRANTEE: William S. Shields Jr. and Denise A. Shields

ZONING: San Francisco R-3

RECORDING: Book C-169, Page 965, File No. Y88368

DATE OF DEED: May 10, 1976 DATE OF RECORDING: 5/14/76

TRANS TAX: \$250.60 Full Value

SALE PRICE: \$50,120.00 D.T. \$40,000.00

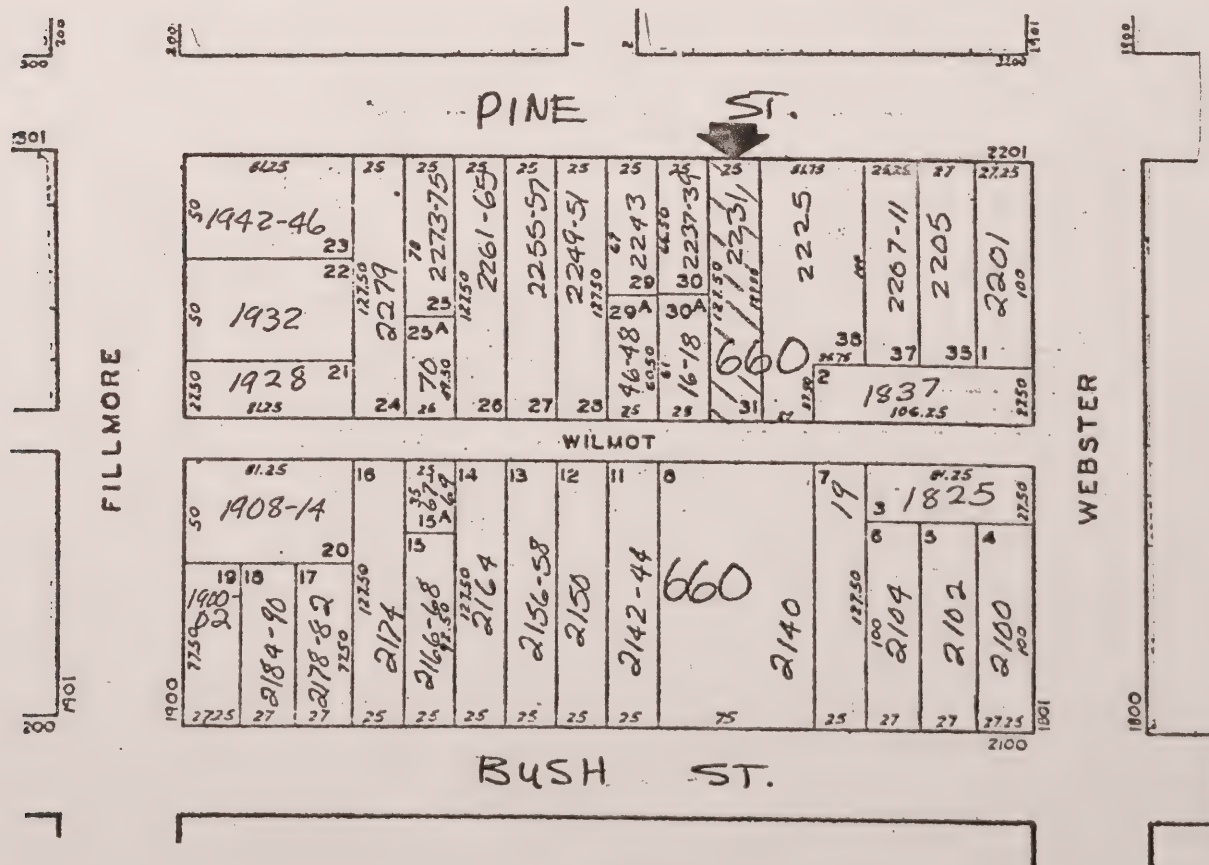
LAND AREA: 3187.5 ± sq. ft.

UNIT VALUE: \$15.72 per sq. ft. (\$8,353.00 per room)

ASSESSOR NO. 660-31

CONFIRMED: Francisco A. antes grantor 10/3/76

COMMENTS: This is a single family residence with 3 bedrooms one being 6'x10', 1 bathroom, living room, dining room and service porch. This home was in good condition at the time of sale.





SALES DATA

GRANTOR: Dolores Healey, Rose Linehan and Cecile Ryan

GRANTEE: Larry Zemansky et ux

ZONING: City of San Francisco R-4

RECORDING: Book 922, Page 561, File No. X12104

DATE OF DEED: August 2, 1974 DATE OF RECORDING: 8/20/74

TRANS TAX: \$55.00

SALE PRICE: \$50,000.00 D.T. \$40,000.00

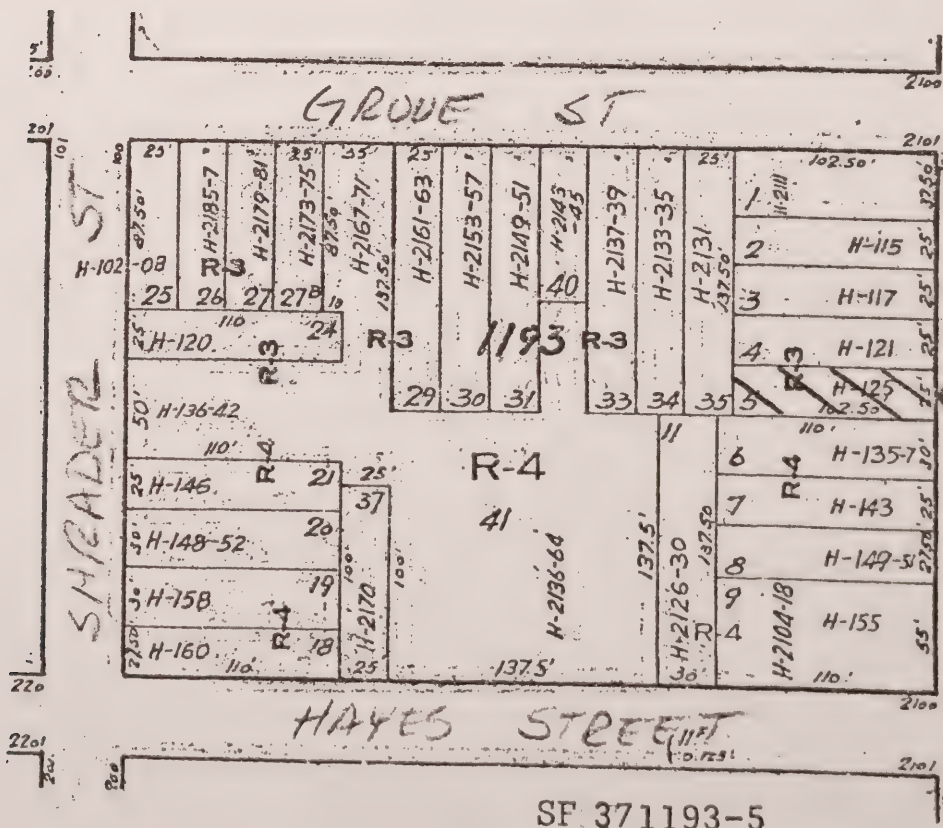
LAND AREA: 2,750 ± sq. ft.

UNIT VALUE: \$18.18 per sq. ft. (\$6,250.00 per room)

ASSESSOR NO. 1193-5

CONFIRMED: Mrs. Zemansky 11/2/76

COMMENTS: This 6 bedroom single family residence was in good condition at the time it was purchased. N S



SF 371193-5

MARKET DATA
TWO AND THREE FAMILY RESIDENTIAL PROPERTIES

RESUME OF MARKET DATA IMPROVED PARCELS 2 & 3 UNITS

Sale No.	Date	Lot Size	Units/ No. Rooms	Sale Price	Sale Price Per Room	GRM
3	5/74	2,888 sf	2/16	\$41,000.00	\$2,562.00	110
4	10/74	3,438 sf	2/14	31,000.00	2,214.00	107
5	4/74	4,456 sf	3/29	72,000.00	3,428.00	---
6	5/76	2,925 sf	3/19	85,000.00	4,473.00	---
7	3/76	2,000 sf	3/15	70,000.00	4,667.00	104
8	3/76	2,500 sf	2/12	45,000.00	3,750.00	113
9	12/75	2,500 sf	3/21	55,500.00	2,643.00	111
10	8/76	3,434 sf	2/10	30,000.00	3,000.00	64
11	2/76	3,438 sf	2/13	80,000.00	6,154.00	80
12	11/76	2,500 sf	3/19	65,000.00	3,421.00	108



947-49 Stiener

SALES DATA

GRANTOR: Matthew Wilson

GRANTEE: Lynn A. Gunderson

ZONING: San Francisco R-4

RECORDING: Book B891, Page 726, File No. W76536

DATE OF DEED: May 21, 1974 DATE OF RECORDING: 5/24/74

TRANS TAX: \$45.00 Full Value

SALE PRICE: \$41,000.00

LAND AREA: 2,888 ± sq. ft.

UNIT VALUE: \$2,562.50 per room

ASSESSOR NO. 778-2

CONFIRMED: Mr. Gunderson 11/24/74

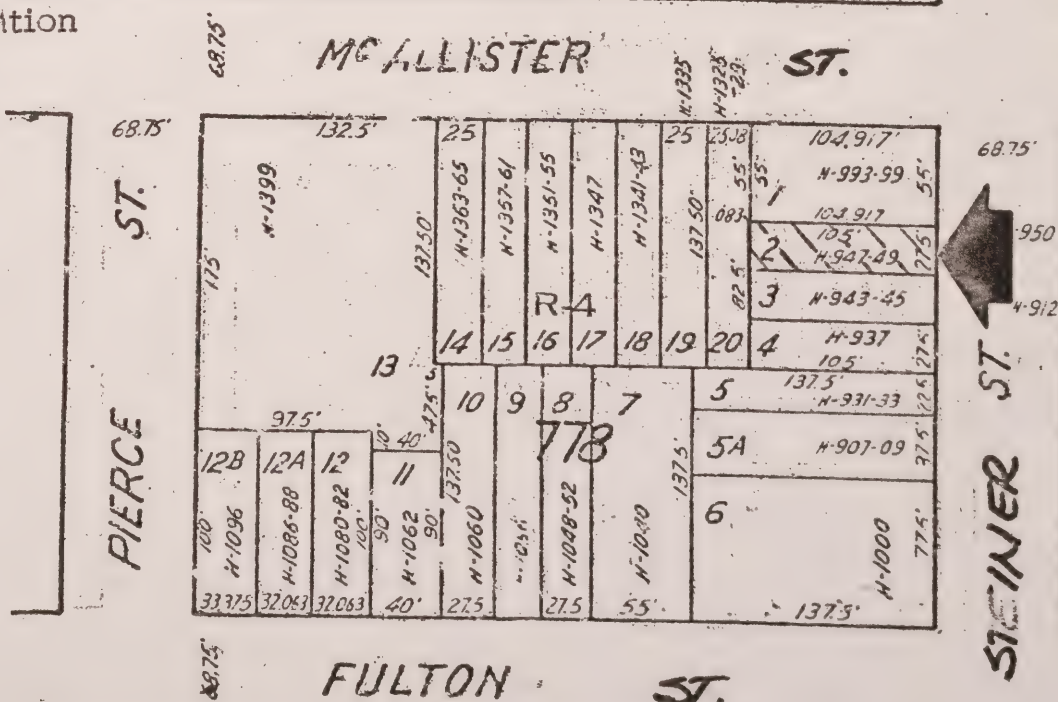
COMMENTS: 947-949 Steiner Street. Improved with an older 3 1/2 story wood frame siding structure, containing 2 living units. The lower two floors contain 9 rooms (5 bedrooms, 2 baths) and are occupied by the grantee. The upper two floors contain 7 rooms (4 bedrooms and 1 1/2 baths) and were rented @ \$175.00 per month at time of sale (present rent

is \$235.00) The building was in average condition, having a new bath in the upper unit but needed rehabilitation including a new roof. An offer of \$49,000.00 for this property deal fell through for lack of financing.

GRM = 100

Rents Fair Market

Lower	200.00
Upper	175.00
	375.00





1945 Eddy Street

SALES DATA

GRANTOR: Howard and Mary Polk

GRANTEE: Frank E. and Olga Lembi

ZONING: San Francisco R-3

RECORDING: Book B940, Page 496, File No. X24178

DATE OF DEED: October 9, 1974 DATE OF RECORDING: 10/16/74

TRANS TAX: \$34.10 Full Value

SALE PRICE: \$31,000.00 D.T. \$26,000.00

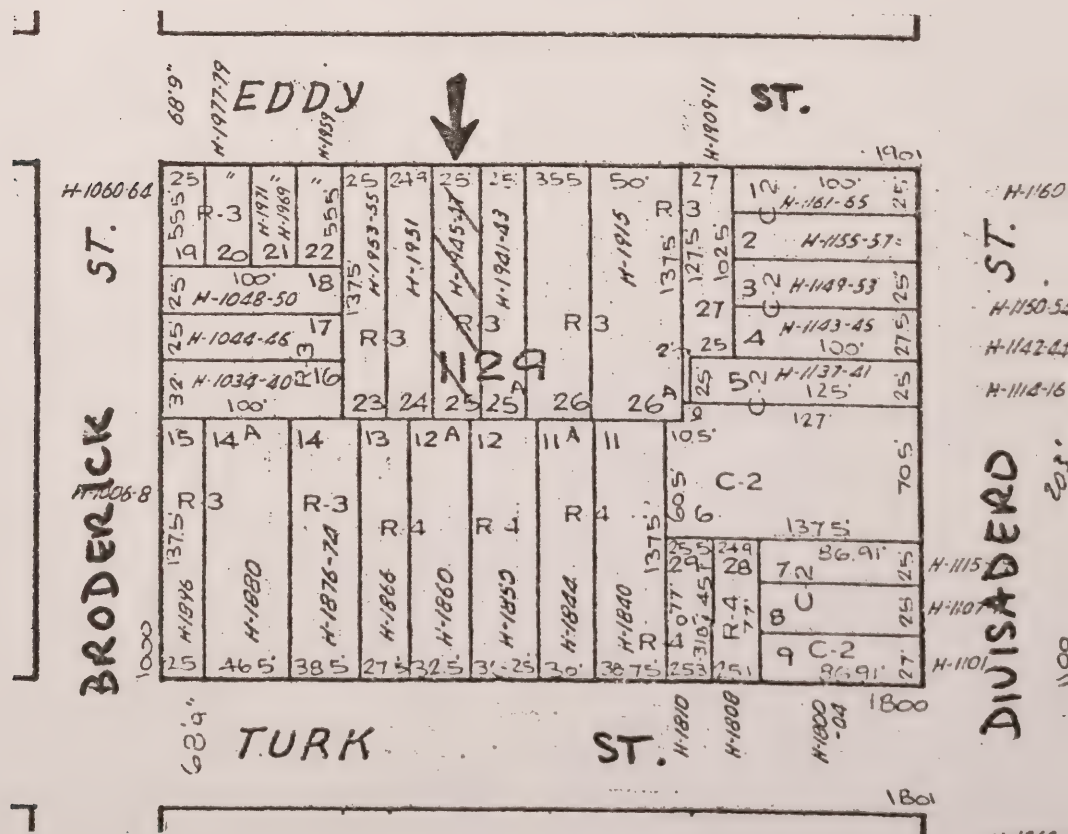
LAND AREA: 3437.5 ± sq. ft.

UNIT VALUE: \$9.02 per sq. ft. land = \$2,214.00 per room

ASSESSOR NO. 1129-25

CONFIRMED:

COMMENTS: 1945 Eddy Street. Improved with a two story (plus basement) building containing 2 units. This structure has 14 rooms, 2 baths, no garages 3,150 ± sq. ft. of living space, and was built about 1900. Estimated rent \$145.00 each = GRM 107





1737-41 Pierce Street

SALES DATA

GRANTOR: Keiji Shibata

GRANTEE: Gerald W. Plunker and Jeremy W. Naploha

ZONING: San Francisco R-3

RECORDING: Book B871, Page 590, File No. W62510

DATE OF DEED: April 2, 1974 DATE OF RECORDING: 4/4/74

TRANS TAX: \$79.20 Full Value

SALE PRICE: \$72,000.00 D.T. \$57,600.00

LAND AREA: 4,455.86 ± sq. ft.

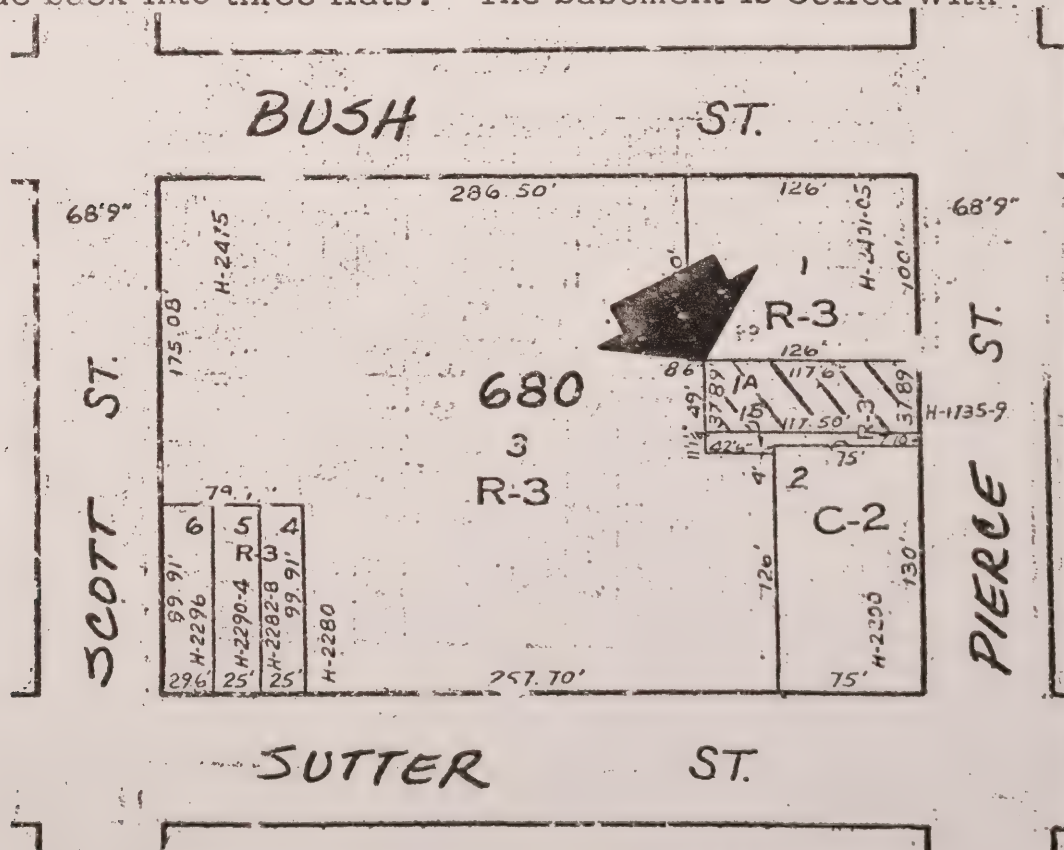
UNIT VALUE: 16.16 ± sq. ft. = \$3,428. 57 per room

ASSESSOR NO. 680-1A

CONFIRMED: Jeremy W. Naploha

COMMENTS: This is a 3 story building plus a basement. 1737-1741 Pierce Street. It contains 29 rooms & 3 baths, 5,700 sq. ft. It was built in 1909. When this house was moved to its present location from Sutter Street in 1917, a concrete perimeter foundation was provided. A prior owner brought the house up to code in 1968 after a threatened condemnation proceeding claiming a non conforming use as a hotel. It was made back into three flats. The basement is ceiled with

concrete and metal to prevent rats. The grantee's presently occupying the residence.





2207-11 Pine Street

SALES DATA

GRANTOR: Ritsuko Taira

GRANTEE: Robert Cassil

ZONING: San Francisco R-3

RECORDING: Book C-177, Page 585, File No. Y93070

DATE OF DEED: May 26, 1976 DATE OF RECORDING: 5/28/76

TRANS TAX: \$425.00

SALE PRICE: \$85,000.00 D.T. \$86,000.00

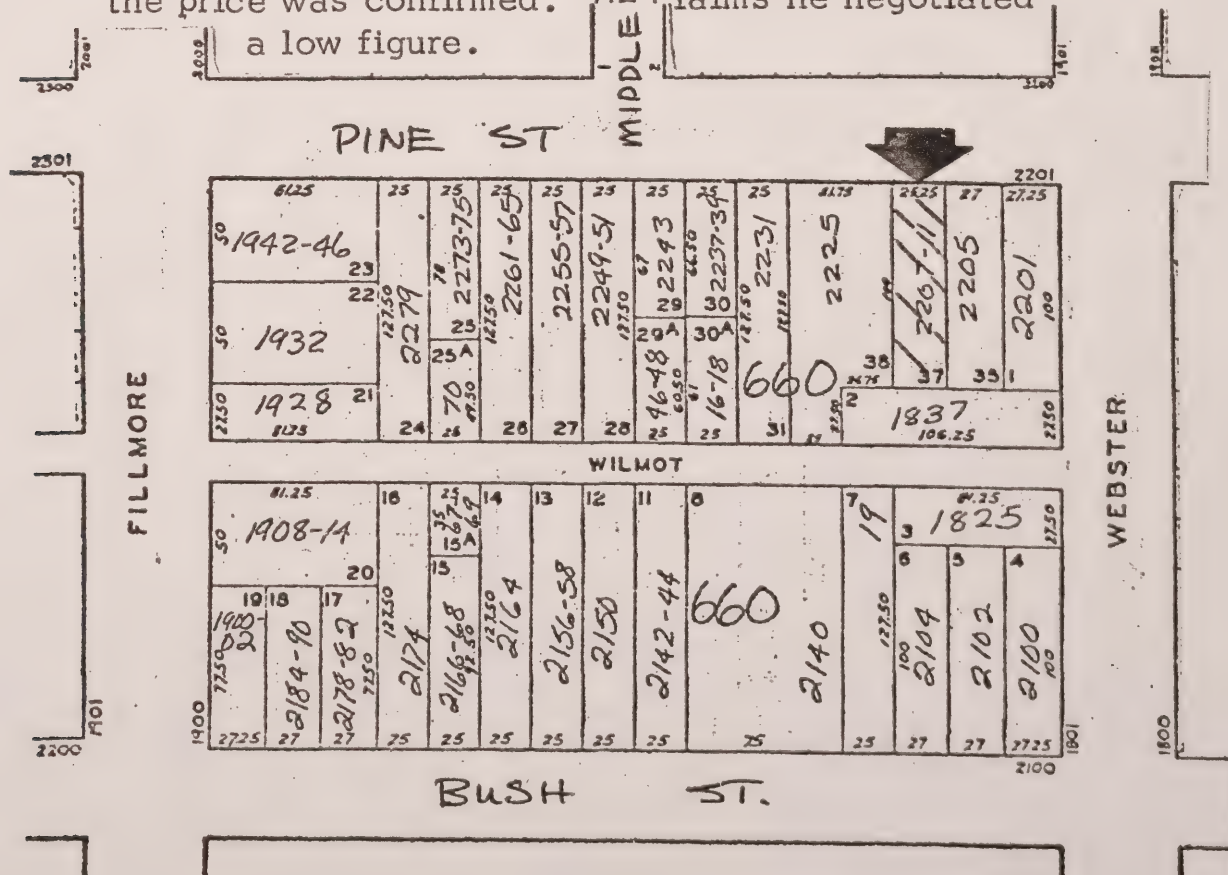
LAND AREA: 2,925 ± sq. ft. (\$4,474.00 per room)

UNIT VALUE: \$29.05 per sq. ft. of land

ASSESSOR NO. 660-37

CONFIRMED: Mr. Robert Cassil 10/29/76

COMMENTS: 2207-2211 Pine is a three story plus basement structure containing three units. The total room count is 19 rooms and 3 baths. This structure was built in 1900 and its zone is R-3. The total amount of improvements is 4,545 sq. ft. These units according to the grantee are tented for \$500.00 per month per unit with 2 vacant. This information is questionable although the price was confirmed. He claims he negotiated a low figure.





1435-39 Golden Gate Avenue

SALES DATA

GRANTOR: George Livermore

GRANTEE: Edward McDavid

ZONING: San Francisco R-3

RECORDING: Book C150, Page 796, File No. Y76065

DATE OF DEED: March 29, 1976 DATE OF RECORDING: 4/6/76

TRANS TAX: \$350.00 Full Value

SALE PRICE: \$70,000.00 D.T. \$56,000.00

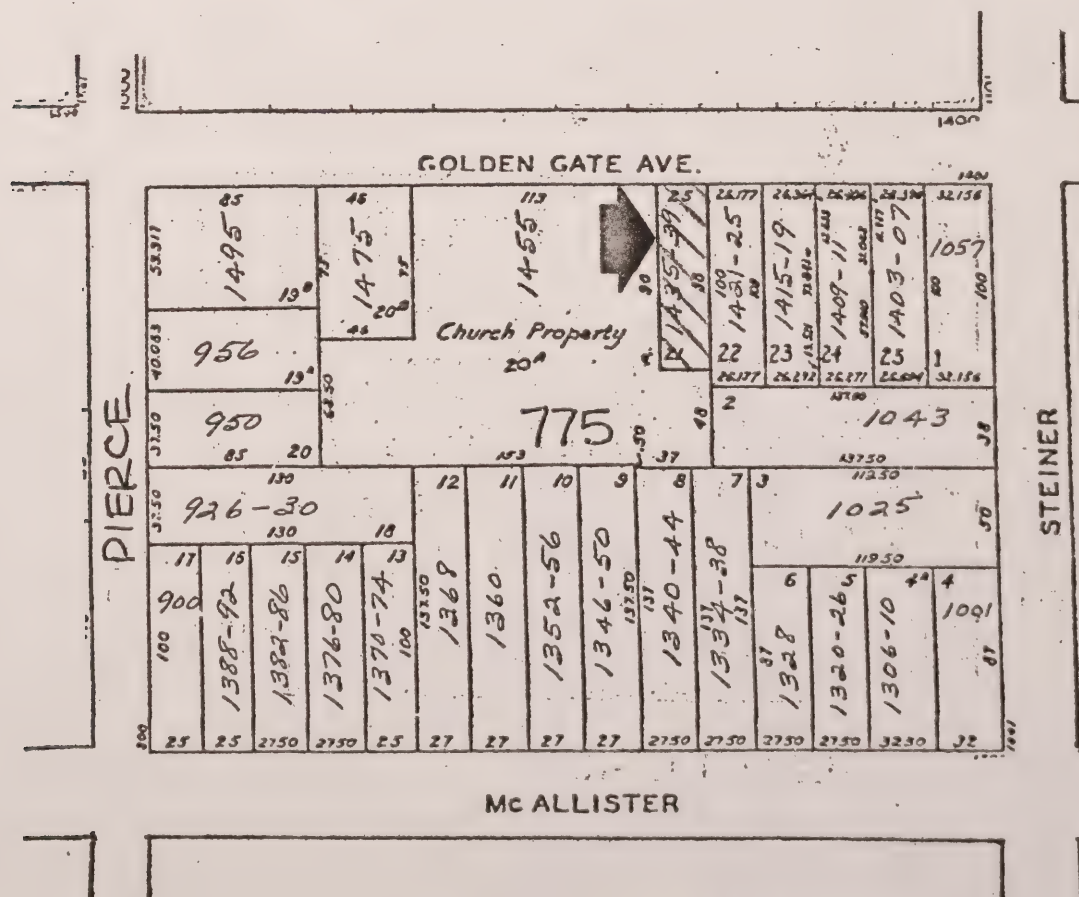
LAND AREA: 2,000 ± sq. ft.

UNIT VALUE: \$35.00 per sq. ft. of land (\$4,667.00 per room)

ASSESSOR NO. 775-21

CONFIRMED: Edward McDavid 10/26/76

COMMENTS: 1435-1439 Golden Gate is a three story plus basement structure containing three units. The total room count is 15 rooms and 3 baths. The structure was built in 1911 and its zone is R-3. The total amount of improvements is 3,195 sq.ft. Edward McDavid was not willing to disclose rents. Fair market rental estimate is \$225.00 per month per unit.

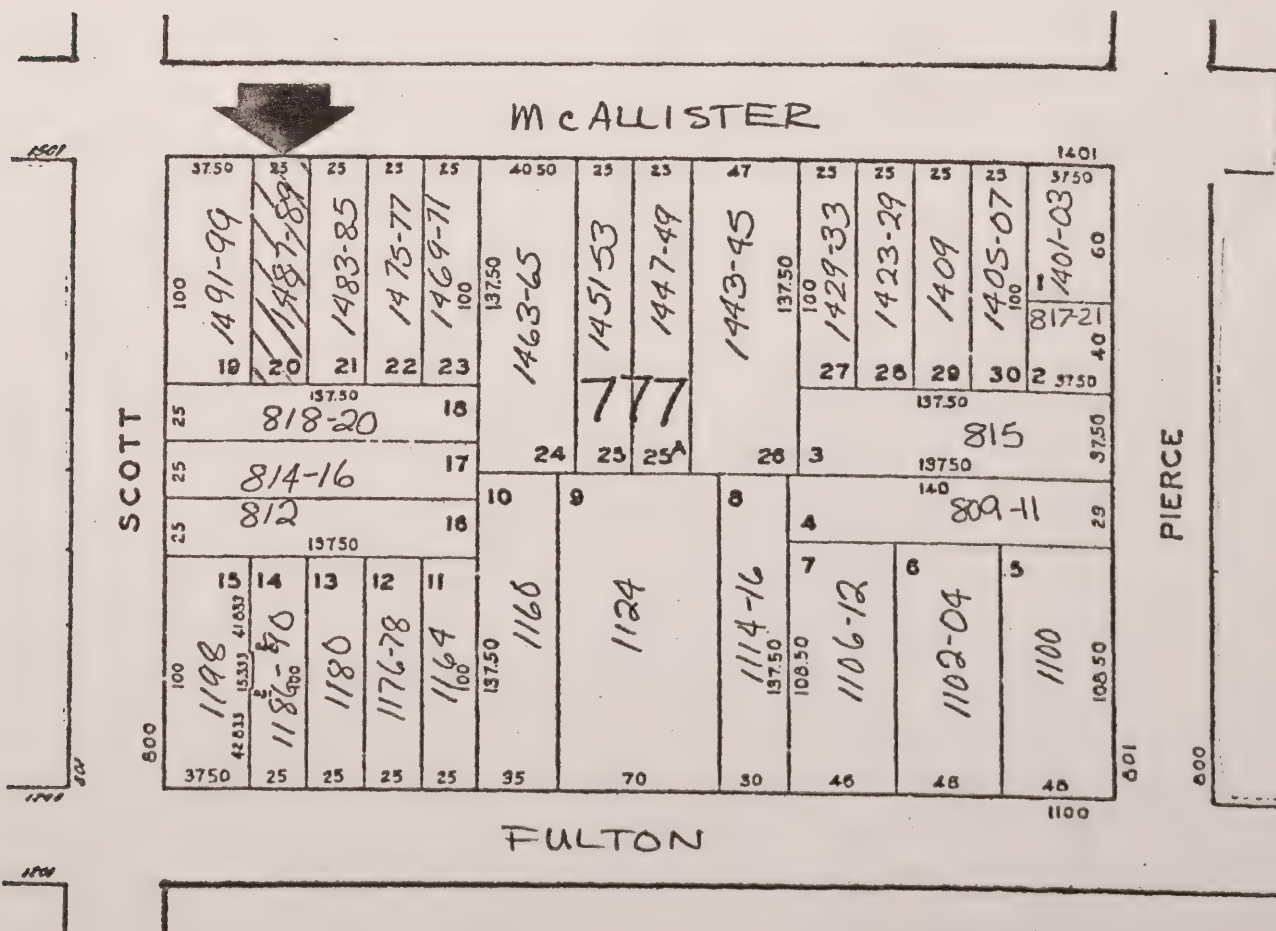




1487-89 McAllister Street

SALES DATA

GRANTOR:	Ella E. Turner	
GRANTEE:	Bruce R. Bacon	
ZONING:	San Francisco R-4	
RECORDING:	Book C142, Page 192, File No. Y70786	
DATE OF DEED:	March 16, 1976	DATE OF RECORDING: 3/19/76
TRANS TAX:	\$225.00	Full Value
SALE PRICE:	\$45,000.00	
LAND AREA:	2,500 ± sq. ft.	
UNIT VALUE:	\$18.00 per sq. ft. of land (\$3,750.00 per room)	
ASSESSOR NO.	777-20	N
CONFIRMED:	Mrs. Bruce R. Bacon 10/29/76	
COMMENTS:	1487-89 McAllister. Two floors and basement. 4 units-12 rooms. They are now being renovated and remodeled into 2 flats with AEK. The condition of this structure was fair, needing paint throughout. This property has been rewired and some plumbing done. When finished the grantee expects to receive \$375.00-\$425.00 per month for these units. Fair rental at time of sale \$200.00 per month each.	





1423-27 McAllister Street

SALES DATA

GRANTOR: Wm & Aileen McNery

GRANTEE: Wayne T. Kennedy, Lorelei F. Rockwell

ZONING: San Francisco R-4

RECORDING: Book C110, Page 207, File No. Y49841

DATE OF DEED: December 30, 1975 DATE OF RECORDING: 1/6/76

TRANS TAX: \$277.50 Full Value

SALE PRICE: \$55,500.00 D.T. \$41,600.00

LAND AREA: \$2,500 ± sq. ft.

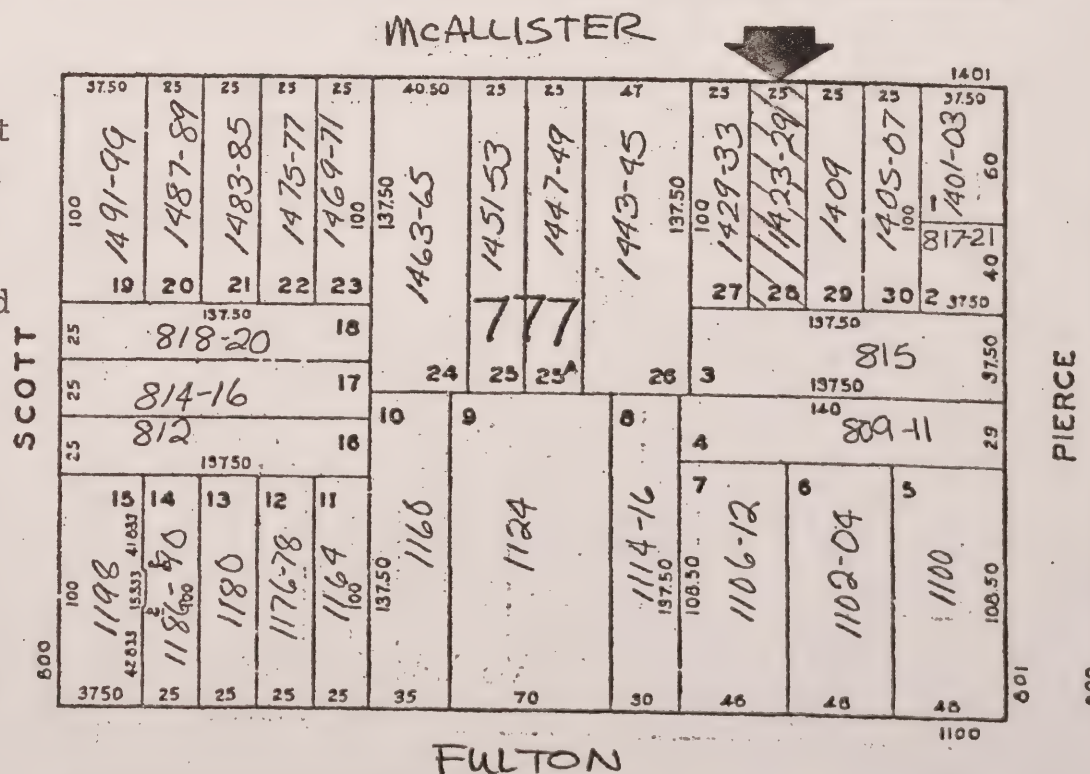
UNIT VALUE: \$22.20 per sq. ft. of land (\$2,643.00 per room) N S

ASSESSOR NO. 777-28

CONFIRMED: Lorelei F. Rockwell 10/22/76

COMMENTS: 1423-1427 McAllister is a three story plus basement structure containing three units. The total room count is 21 rooms and 3 baths. The structure was built in 1907 and its zone is R-4. The total amount of improvements is 4,770 sq. ft. The property was in fair condition needing paint, a new roof, some electrical and

some plumbing work. The property when purchased the bottom unit was \$180.00 per month, the middle unit was vacant and the top was \$160.00. The current rent is \$225.00 for the bottom \$300.00 for the middle and \$325.00 for the top unit. The sale price was considered a fair market value by the grantee.





2578-80 Sutter Street

SALES DATA

GRANTOR: Cynthia Swape

GRANTEE: Robert W. Belous

ZONING: San Francisco R-3

RECORDING: Book C215, Page 486, File No. 2013267

DATE OF DEED: DATE OF RECORDING: 8/10/76

TRANS TAX: \$150.00 Full Value

SALE PRICE: \$30,000.00

LAND AREA: 3,434 ± sq. ft.

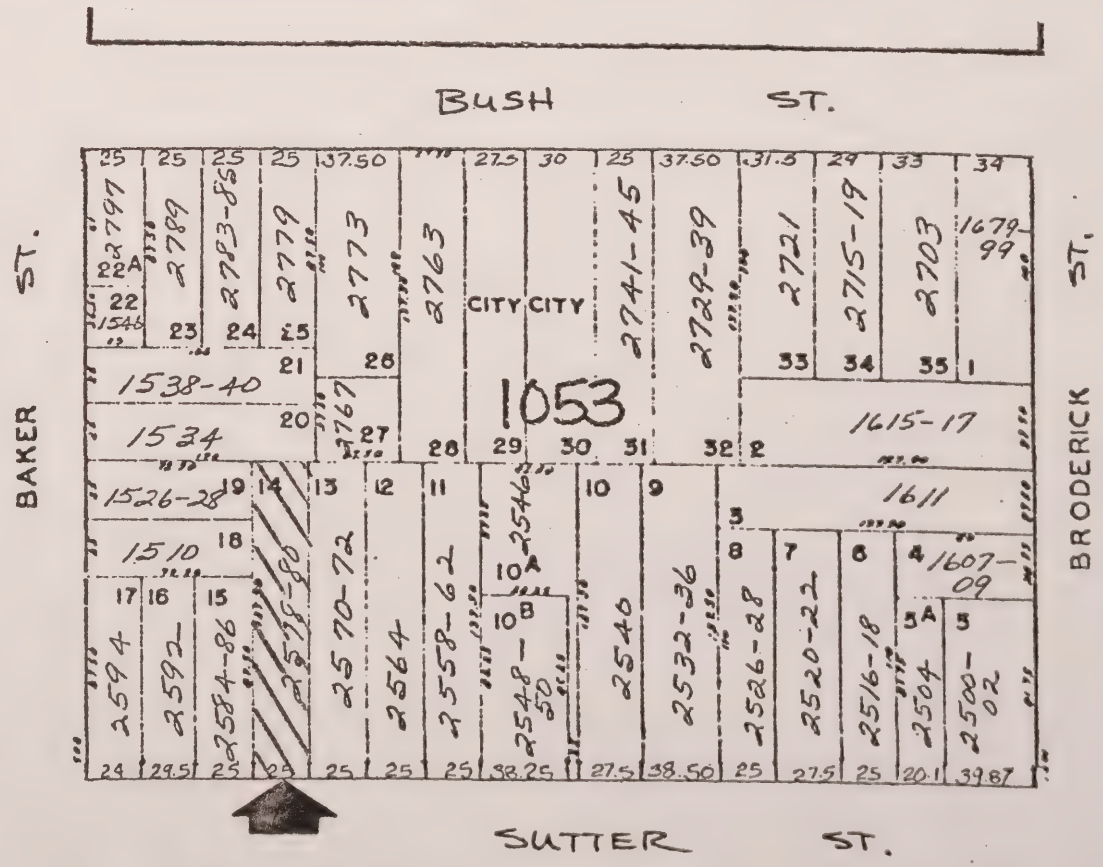
UNIT VALUE: \$8.73 per sq. ft. of land area (\$3,000.00 per rm) N

ASSESSOR NO. 1053-14

CONFIRMED: Robert W. Belous 10/22/76

COMMENTS: 2578-2580 Sutter Street is a 2-story plus basement structure containing 2 units. Its total room count is 10 rooms plus 2 baths. The structure was built in 1900 and its zone is R-3. The total amount of improvements is 2,513 sq. ft. This structure was in need of repair, including plumbing, electrical and roofing repairs, and was considered a fair market sale. The grantor had one tenant not paying and the vacant, according

to the grantee. The current rent is \$220.00 per month for one unit and \$230.00 for another which included the rental (410.00) for a garage.





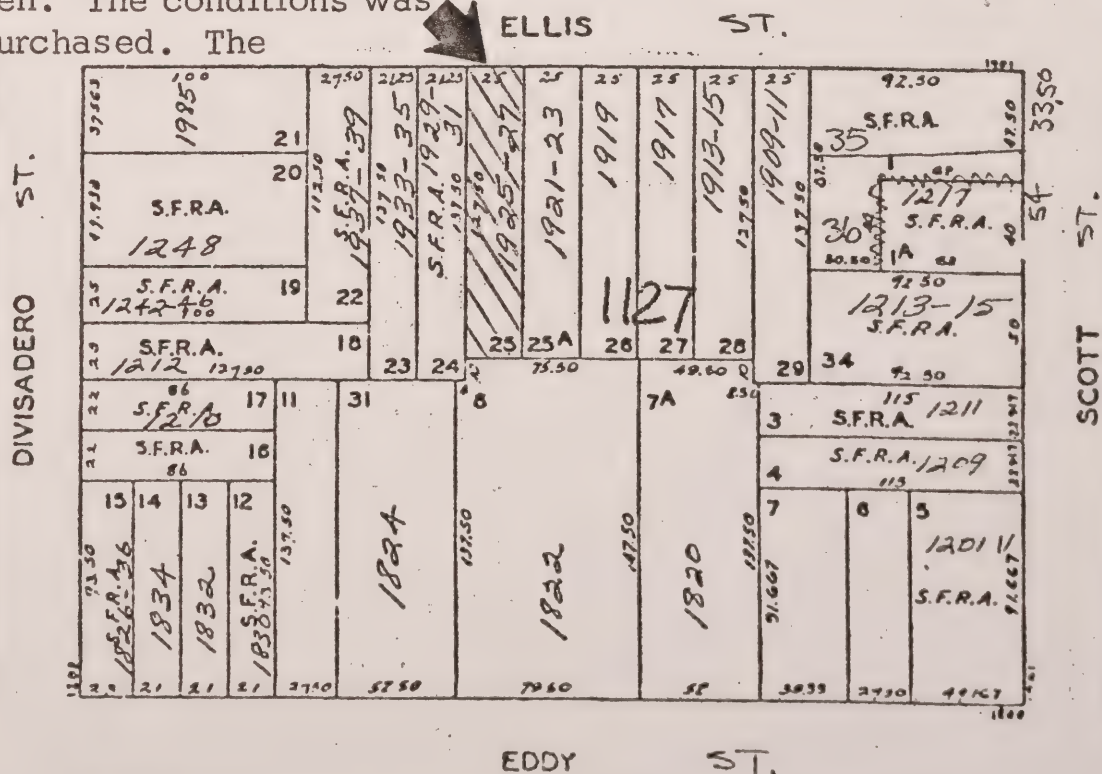
1925-27 Ellis Street

SALES DATA

GRANTOR: J.V. Gay
GRANTEE: Karen Zuzich
ZONING: San Francisco R-3
RECORDING: Book C131, Page 270, File No. Y63885
DATE OF DEED: February 23, 1976 DATE OF RECORDING: 2/25/76
TRANS TAX: \$400.00 Full Value
SALE PRICE: \$80,000.00 D.T. \$64,000.00
LAND AREA: 3,438 sq. ft.
UNIT VALUE: \$23.27 per sq. ft. of land (\$6,154.00 per room) N S
ASSESSOR NO. 1127-25
CONFIRMED: Mrs. Zuzich 10/21/76

COMMENTS: 1925-1927 Ellis Street is a 2 story plus basement structure containing 2 units. Its total room count is 13 rooms plus 2 baths. The structure was built in 1900 its zoned R-3. The total amount of improvements is 3,184 sq. ft. The rent on the downstairs unit is \$300.00 per month and the upstairs unit, the owners unit, could be rented, according to the grantee for \$375.00 to

\$ 400.00 per month because of the double parlor and kitchen. The conditions was considered to be good when purchased. The garage, although has a single door, and has room to pack two cars side-byside after entering. There is no rental charge for tenant use of the garage.





830-34 Baker Street

SALES DATA

GRANTOR: Carlos Cano

GRANTEE: Richard Mani

ZONING: San Francisco R-3

RECORDING: Book C122, Page 962, File No. Y58343

DATE OF DEED: January 30, 1976 DATE OF RECORDING: 2/4/76

TRANS TAX: \$325.00 Full Value

SALE PRICE: \$65,000.00 D.T. \$48,700.00

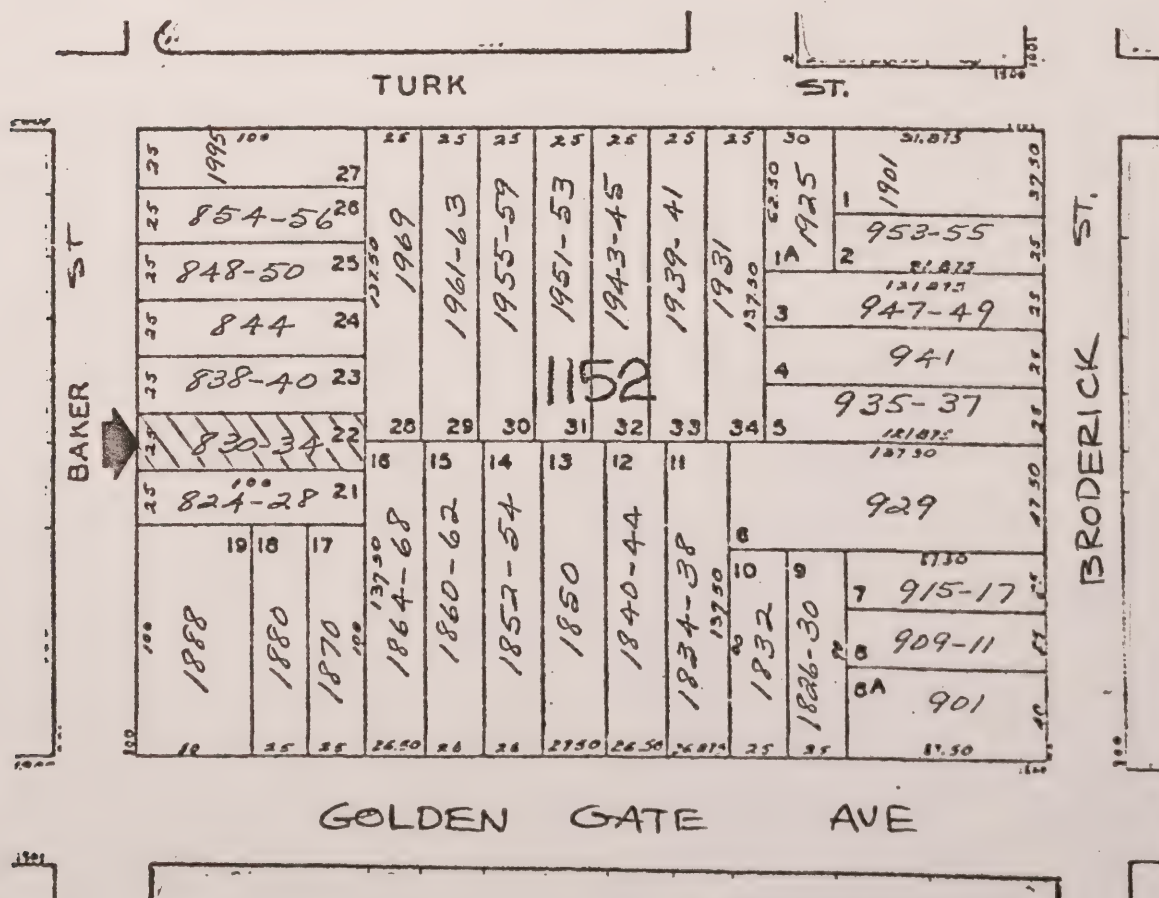
LAND AREA: \$2,500 ± sq. ft.

UNIT VALUE: \$21,667.00 per unit (\$3,421.00 per room)
\$26.00 per sq. ft. of land area

ASSESSOR NO. 1152-22

CONFIRMED: Dr. Richard Mani 10/22/76

COMMENTS: 830-34 Baker. This property has 3 rental units currently renting for \$275.00 per unit with a \$20.00 break going to one unit for overseeing the property. The structure was considered in good condition requiring only minor maintenance items. Fair rental at time of sale was \$200.00 per month each.



MARKET DATA
FOUR FAMILY AND LARGER
RESIDENTIAL PROPERTIES

RESUME OF MARKET DATA MULTIPLE FAMILY RESIDENTIAL PARCELS

Sale No.	Date	Land Area	No. of Units	Sale Price	Sale Price Per Unit	Sale Price Per Room	GRM
13	4/74	4,020	6	\$53,000.00	\$8,833.00	\$3,213.00	5.45
14	1/74	5,750	9	65,000.00	2,222.00	2,167.00	---
15	1/76	5,156	6	70,000.00	11,667.00	1,750.00	---
16	2/76	3,025	4	75,000.00	18,750.00	5,000.00	---
16A	9/76	3,025	4	88,000.00	22,000.00	5,866.00	9.17
17	2/76	2,512	7	66,000.00	9,429.00	2,444.00	4.58
18	5/76	3,135	8	105,000.00	13,125.00	4,375.00	6.63
19	4/76	6,050	18	244,000.00	13,555.00	5,083.00	6.40



SALES DATA

GRANTOR: Kenneth Hecht and James C. Paras

GRANTEE: Lawrence J. Jacobs et ux

ZONING: San Francisco R-3.

RECORDING: Book 881, Page 495, File No. W69364

DATE OF DEED: April 25, 1974 DATE OF RECORDING: 4/30/74

TRANS TAX: \$50.60 Full Value

SALE PRICE: \$53,000.00

LAND AREA: 4,020 ± sq. ft.

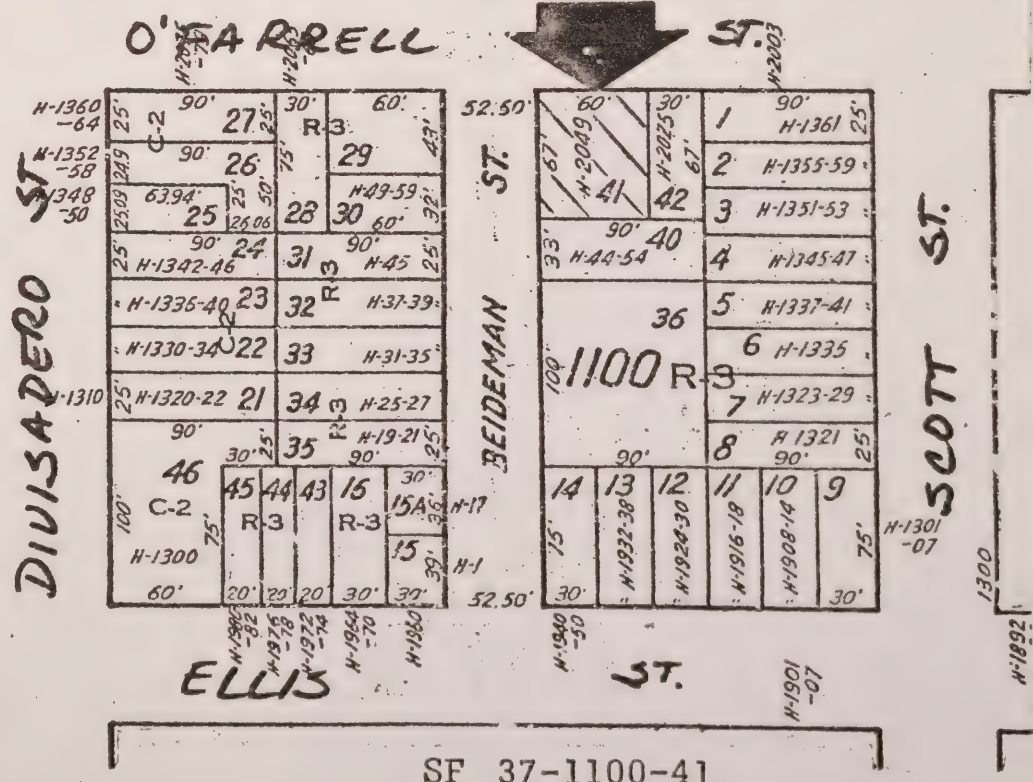
UNIT VALUE: \$13.18 per sq. ft. (\$3,213.50 per room) N S

ASSESSOR NO. 1100-41

CONFIRMED: Mr. Lawrence Jacobs 11/30/74

COMMENTS: 2049 O'Farrell Street. Improved with a 70± year old 2 story Victorian building containing 6 rental units. Two of the units contain 4 rooms (2 bedrooms and 1 bath) and the remaining four units are 2 room studio apartments. At the time of sale the 2 bedroom units were renting for \$165.00 monthly and the Studios were \$120.00 monthly, which indicates a GRM of 5.45. According to the grantee the building was in poor condition and he had a difficult

time collecting some of the rents. He has since rehabilitated the building and gotten rid of the undesirable tenants, but has not raised the rents as he felt they were too high. This building also has a basement but because of its condition it is not usable. It was built in 1900, and contains 3,550 sq. ft.





SALES DATA

GRANTOR: American Savings and Loan Association

GRANTEE: David R. Buell, Tommy H. Tanaka, Donald C. Hageman

ZONING: San Francisco R-4

RECORDING: Book B846, Page 30, File No. W45130

DATE OF DEED: January 15, 1974 DATE OF RECORDING: 1/18/74

TRANS TAX: \$71.50 Full Value

SALE PRICE: \$65,000.00 D.T. \$58,500.00

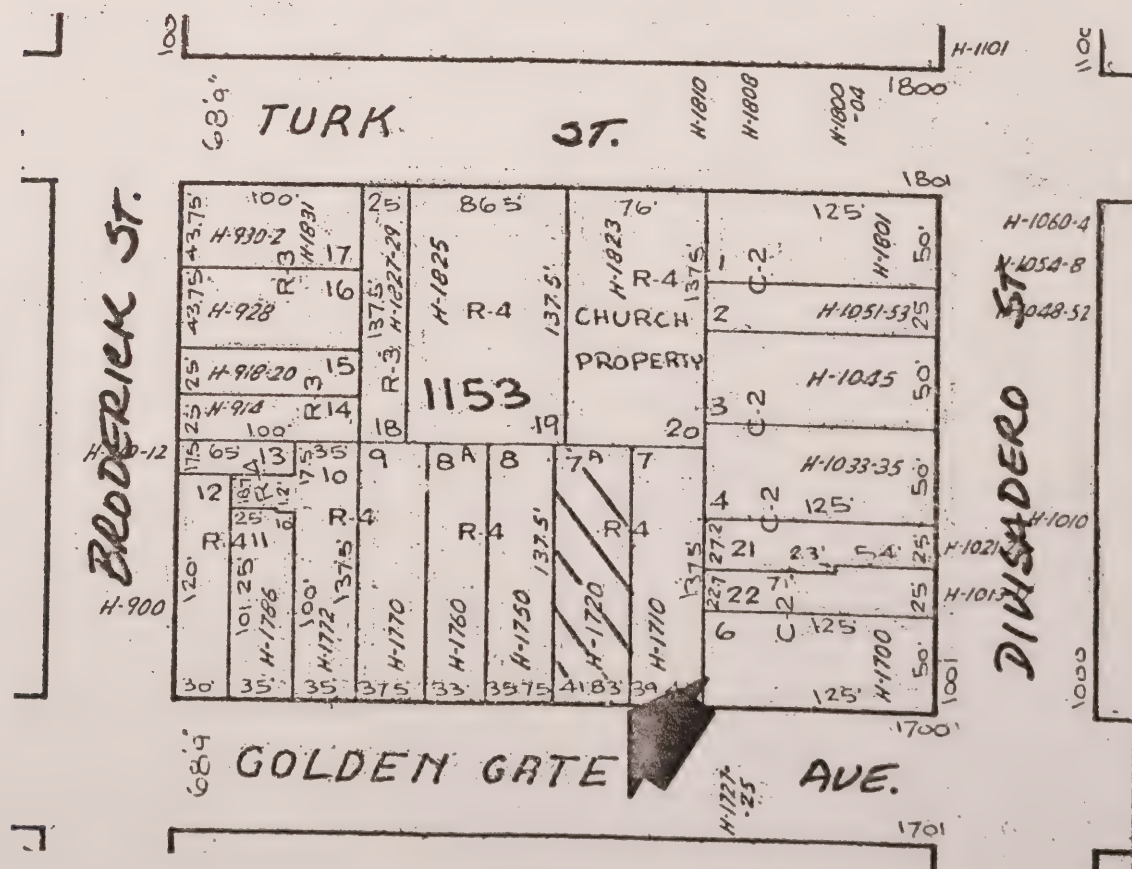
LAND AREA: 5,752 ± sq. ft.

UNIT VALUE: \$11.30 per sq. ft. (\$2,166.66 per room)

ASSESSOR NO. 1153-7A

CONFIRMED: Mr. Bill Jones, for grantor 11/27/74

COMMENTS: 1720 Golden Gate. 3 story building, 9 units 30 rooms and 5,265 sq. ft. Building was built in 1900. 9 baths, no garages 5,265 ± sq. ft. of living space and Mr. Jones stated that this building was in average condition at the time of sale.



SF 37-1153-7A



1409-11, 15 & 19 Golden Gate Avenue

SALES DATA

GRANTOR: Great Western Savings and Loan Association

GRANTEE: Rodney W. Fye

ZONING: San Francisco R-3

RECORDING: Book C 114, Page 200, File No. Y52591

DATE OF DEED: January 9, 1975 DATE OF RECORDING: 1/15/76

TRANS TAX: \$350.00 Full Value

SALE PRICE: \$70,000.00 D.T. \$60,000.00

LAND AREA: \$5,156 sq. ft.

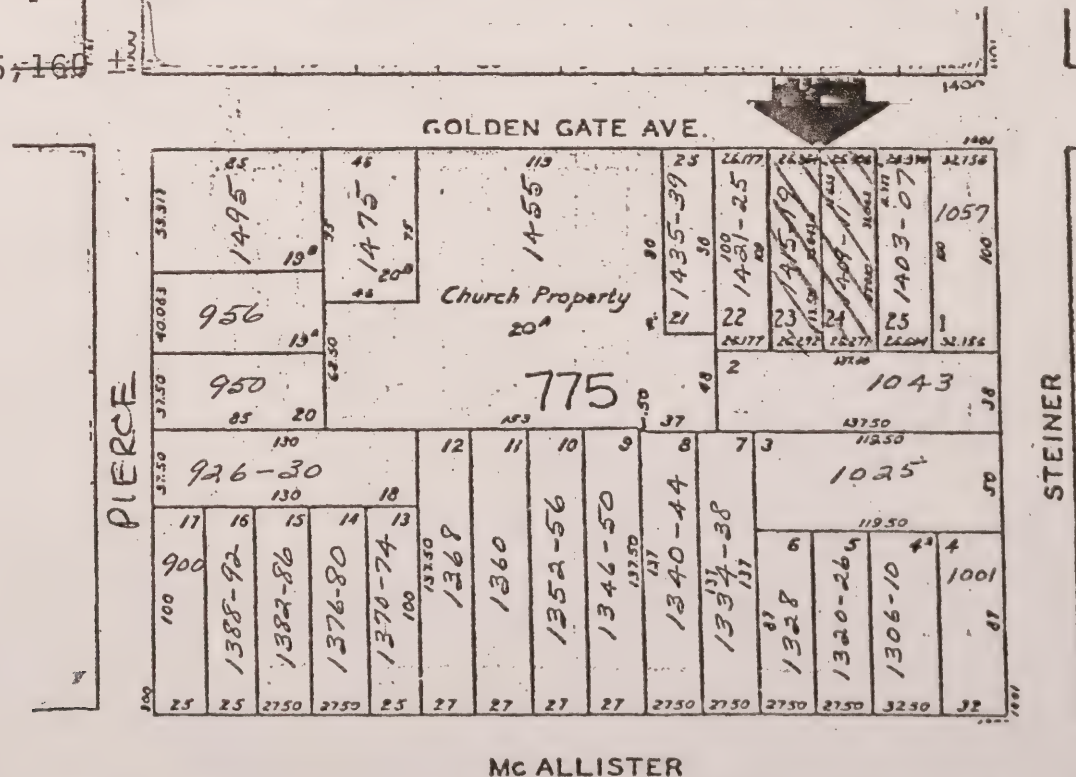
UNIT VALUE: \$13.57 per sq. ft. of land (\$1,750.00 per room)

ASSESSOR NO. 775-23, 24

CONFIRMED: Mr. Rodney W. Fye 1/10/29/76

COMMENTS:

1409-1411 and 1415 -1419 Golden Gate Avenue.
 3 units in each building. These two buildings
 each contain 20 rooms and 3 baths were in poor
 condition when purchased and required a new roof
 at \$3,000.00 considerable plumbing and electrical
 work. When finished the grantee expects to rent the
 top units for \$425.00 per month. The middle for \$400.00
 per month and the bottom for \$375.00 per month. The
 structure was built in 1900.
 The total in each building is 5,156 sq. ft.





1412 McAllister Street

SALES DATA

GRANTOR: Carleton and Margaret Jones

GRANTEE: Thomas Jr. and Susan McShannock

ZONING: San Francisco R-4

RECORDING: Book C-127, Page 757, File No. Y61564

DATE OF DEED: February 12, 1976 DATE OF RECORDING: 2/17/76

TRANS TAX: \$375.00 Full Value

SALE PRICE: \$75,000.00 D.T. \$45,000.00

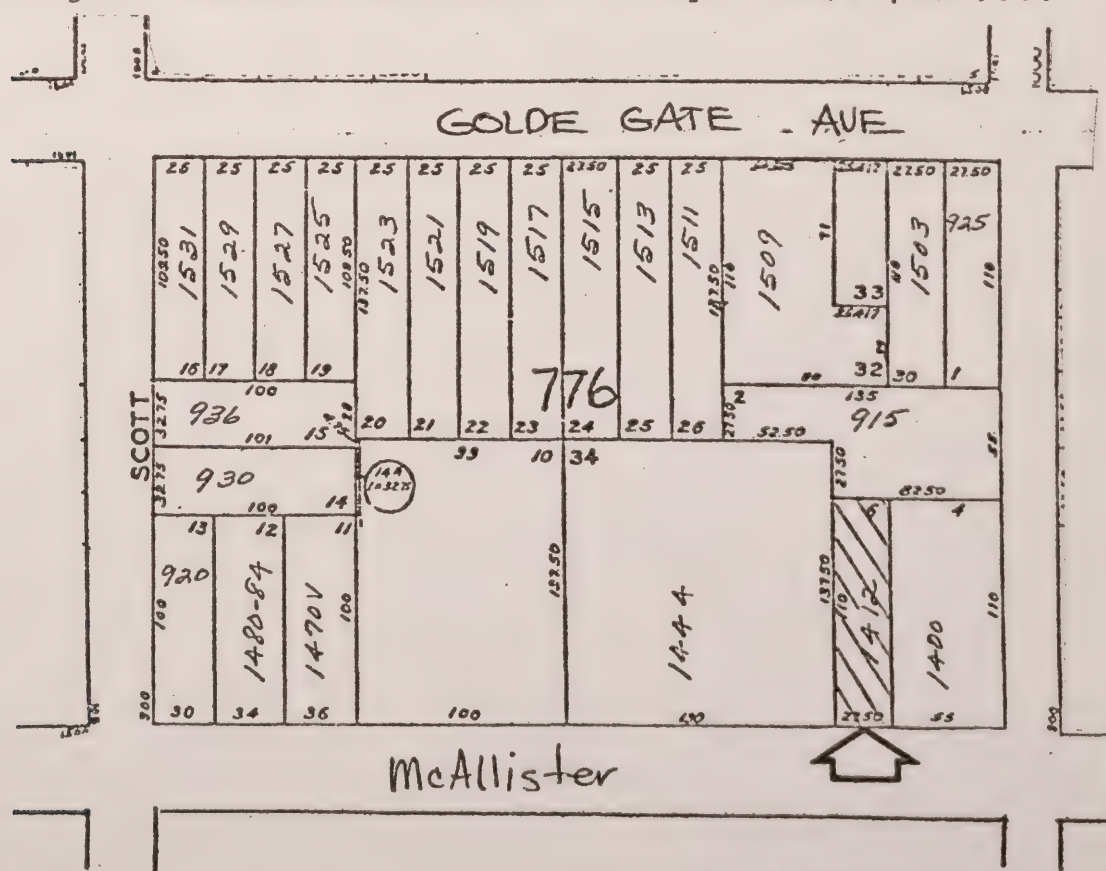
LAND AREA: 3025 ± sq. ft.

UNIT VALUE: \$24.79 per sq. ft. of land (\$5,000.00 per room)

ASSESSOR NO. 776-6

CONFIRMED: Mrs. Susan McShannock 10/26/76 N S

COMMENTS: 1412 McAllister Street is a two story plus basement structure containing four units. The total room count is 15 rooms and 4 baths. The building was built in 1900 and its zone is R-4. The total amount of improvements is 4,198 sq. ft. This building contains three 2 bedroom apartments and 1 1 bedroom apartment. The total rents for all 4 apartments plus the garage, which is rented to an outside party, is \$800.00 This building is in good condition and was sold in Sept. for \$88,000.00.





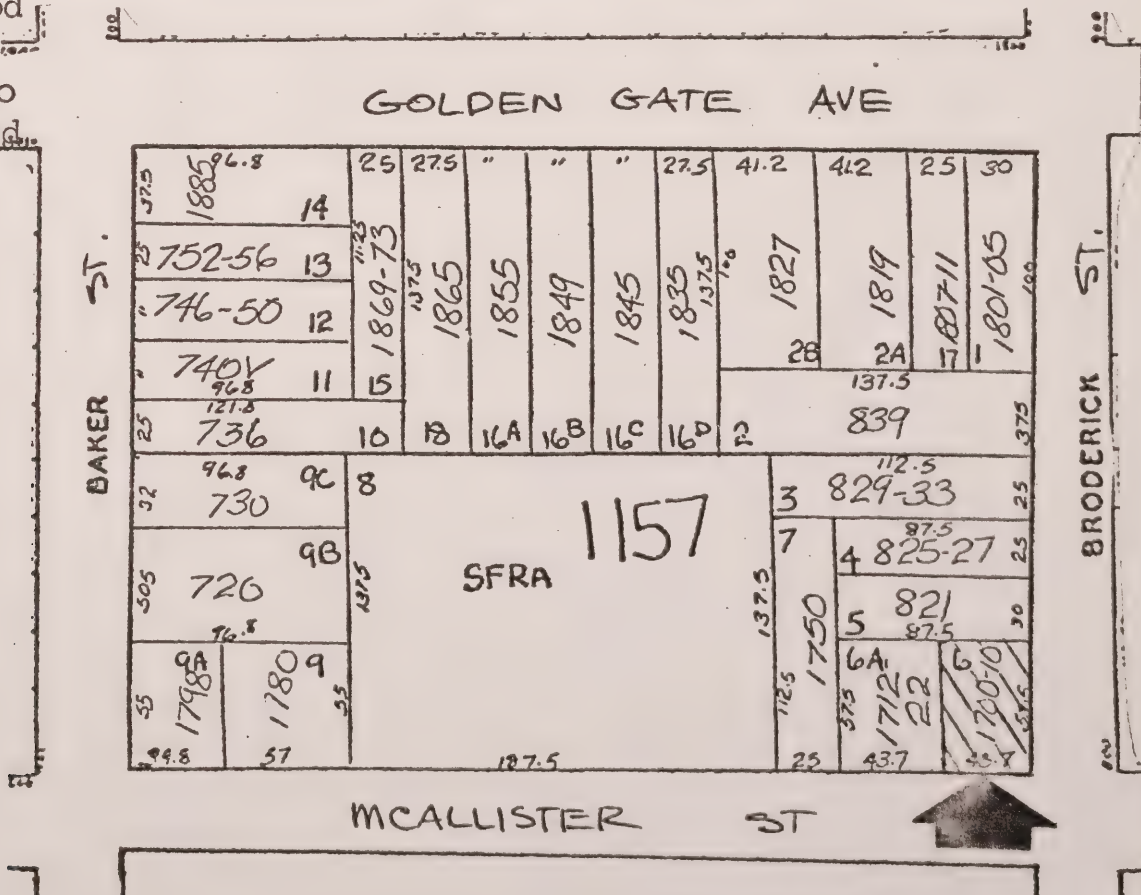
1700-10 McAllister Street

SALES DATA

GRANTOR: Ernest Lowery Jr.
GRANTEE: Garth, Ervin O. Berniece Galon
ZONING: San Francisco R-4
RECORDING: Book C131, Page 364, File No. Y63930
DATE OF DEED: February 17, 1976 DATE OF RECORDING: 2/25/76
TRANS TAX: \$125.00 Full Value
SALE PRICE: \$66,000.00
LAND AREA: 2,512 ± sq. ft.
UNIT VALUE: \$11,000.00 per unit (based on 6 units)
\$26.27 per sq. ft. (\$2,444.00 per room)
ASSESSOR NO. 1157-6
CONFIRMED: Mrs. Galon 10/29/76

COMMENTS: 1700-1710 McAllister is a 3-story plus basement structure and consists of 7 units, 27 rooms, 7 baths. It was built in 1909. The zone is R-4 and it contains 6,766 sq. ft. Only six units are being rented now, the seventh is a small ground floor apartment used as storage now. These 1 bedroom 1 bath units are renting for \$200.00 per month on the average according to Mrs. Galon

The condition for this wood frame wood siding building was considered to be average when purchased.





1780 McAllister Street

SF 37/1157-9

SALES DATA

GRANTOR: Bruno and Joyce I. Belli

GRANTEE: Robert P. and Marlene Spano 1/2 interest, James N. and Dana M. Ayooob 1/2 interest

TONING: San Francisco R-4

RECORDING: Book C179, Page 389, File No. M94133

DATE OF DEED: May 27, 1976 DATE OF RECORDING: 6/3/76

TRANS TAX: \$525.00 Full Value

SALE PRICE: \$105,000.00 D.T. \$77,500.00

LAND AREA: 3,135 ± sq. ft.

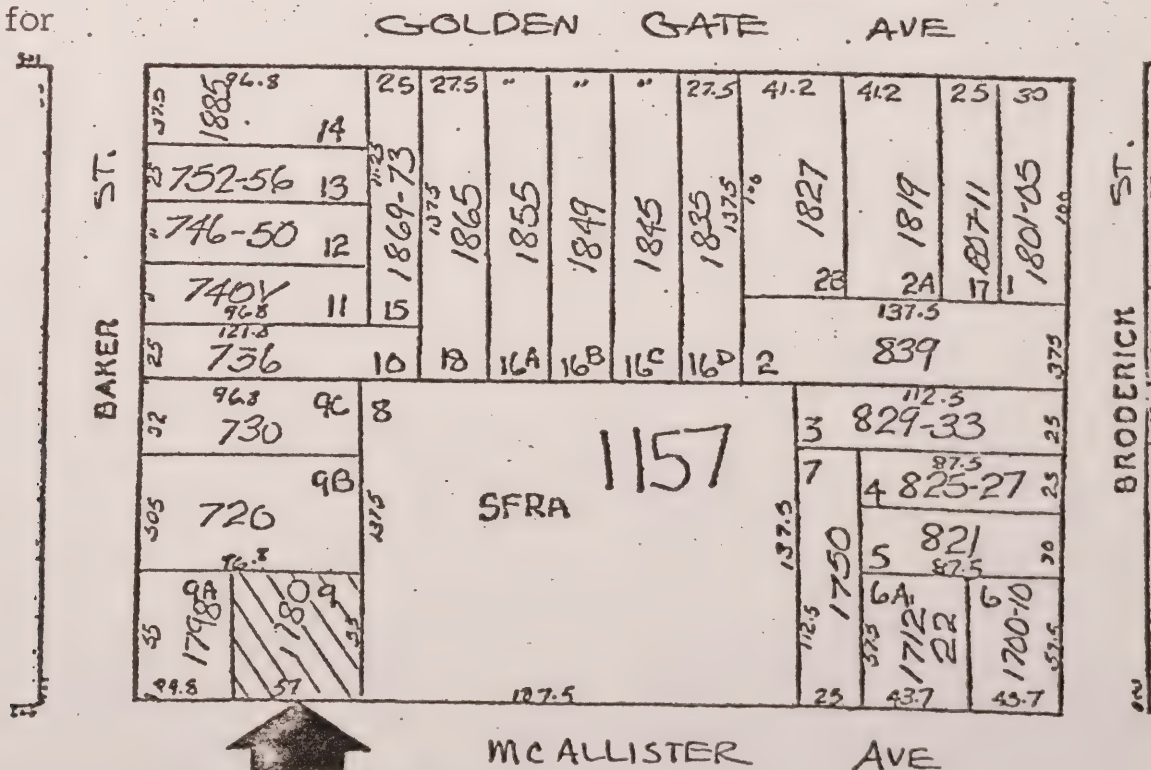
UNIT VALUE: \$13,125 per unit (\$4,375.00 per room)

ASSESSOR NO.: 1157-9

CONFIRMED: Mrs. Marlene Spano 10/29/76

COMMENTS:

1780 McAllister Street, 8 units-24 rooms built in 1926. This building was in fair condition when purchased requiring some maintenance work. The grantee has gone through each of the units and bringing it up to a more livable condition by painting, some plumbing and some electrical. Each of these one bedroom one bath units rents for \$165.00 per month with an increase of \$10 to \$20 per month in the planning stage. Several of the units are under lease with the housing authority for \$165.00 per month.



MCALLISTER AVE



SALES DATA

GRANTOR: Sam Pontier Sr. and Lena N. Pontier

GRANTEE: Richard and Louise Klover

ZONING: San Francisco R-4

RECORDING: Book C159, Page 387, File No. Y81584

DATE OF DEED: April 23, 1976 DATE OF RECORDING: 4/23/76

TRANS TAX: \$1,220.00

SALE PRICE: \$244,000.00 D.T. \$208,000.00

LAND AREA: 6050 ± sq. ft.

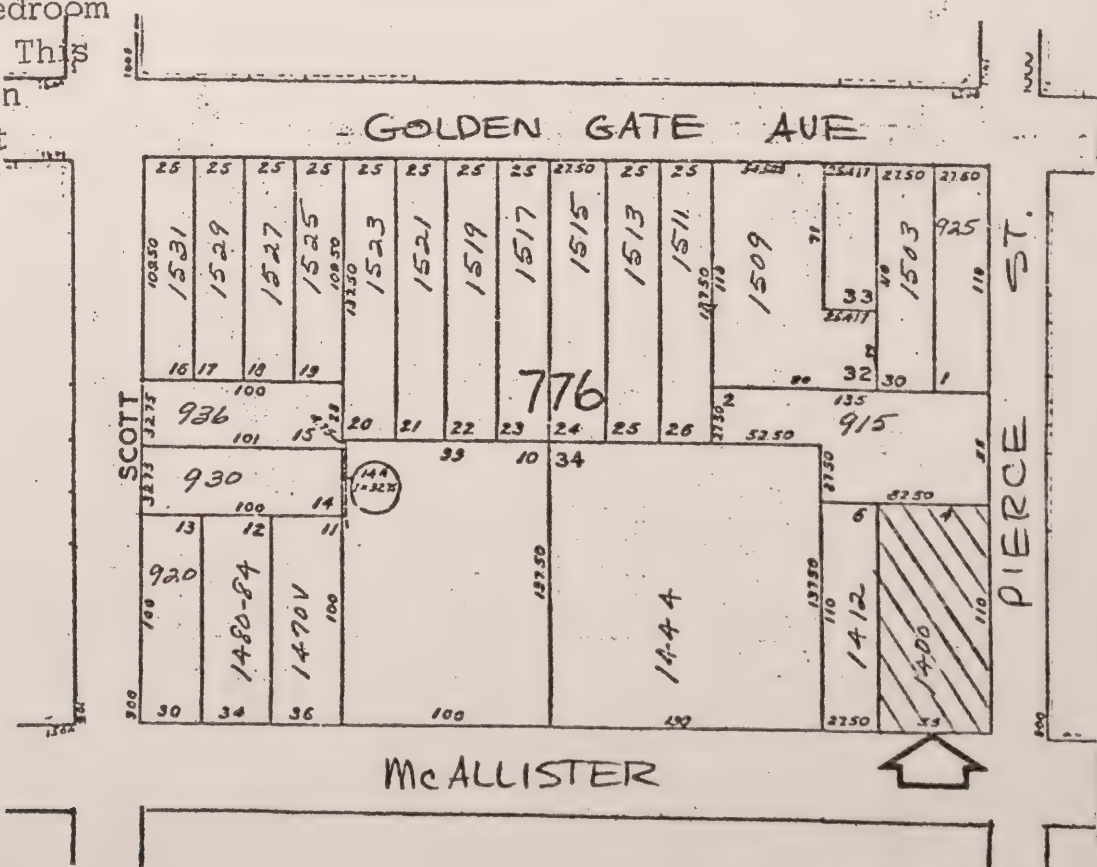
UNIT VALUE: \$40.37 sq. ft. of land-\$13,555.00 per apt.
\$5,083.00 per room.

ASSESSOR NO. 776-4

CONFIRMED: Lena N. Portier Grantor 10/3/76

COMMENTS: 1400 McAllister Street is a three story plus basement structure containing 18 units. The total room count is 48 rooms and 18 baths. The building was built in 1928 and is zoned R-4. The total amount of improvements is 15,600 sq. ft. There are 6 studios and 12-1 bedroom apartments with 13 garages. The grantor rented the studios for \$125. and the one bedroom for \$175.00 and the garages for \$25.00.

Mrs. Pontier now rents a 1 bedroom there for \$250.00 per month. This building was in good condition when it was sold. Gross rent at time of sale \$3,175.00 per month. GRM 6.40



QUALIFICATIONS OF:

Floyd D. Clevenger
Real Estate Appraiser
2363 Pruneridge Avenue
Santa Clara, California 95050

Experience

Engaged primarily in real estate appraising since 1955, currently President of Clevenger Realty Appraisal Corporation.

Memberships

M.A.I. (Member of the Appraisal Institute) American Institute of Real Estate Appraisers. Currently serving on the national Faculty-Examiners Certification Committee.

S.R.P.A. (Senior Real Property Appraiser) Society of Real Estate Appraisers Served on Board of Directors 2 years, Chairman of Senior Membership 1961 and President of Mission Chapter 1968. Currently serving on the national Examination Sub-Committee, Narrative Report Seminar Faculty and Reviewing Sub-Committee.

Member of San Jose Real Estate Board

Member of American Right-of-Way Association

Member of California Real Estate Association

Member National Institute of Real Estate Brokers

Member Land Executive Association

Court Testimony

Qualified in the following courts as an expert in real estate evaluation:

Federal Court - San Francisco, California

Federal Court of Claims - San Francisco, California

Superior Court -

Santa Clara County, California

San Mateo County, California

San Benito County, California

Humboldt County, California

Mariposa County, California

Contra Costa County, California

Santa Cruz County, California

San Francisco County, California

Alameda County, California

Monterey County, California

Tuolumne County, California

Solano County, California

The testimony given in these courts has been principally in cases where the condemnation of private property for public use is involved.

Appraisal Assignments

Some of the types of properties appraised are listed below. This is not intended to be a complete list, but only an indication of scope.

Retail stores, restaurant buildings, vacant land, service stations, finished lots, ranches, schools, churches, bowling alleys, funeral homes, nurseries, motels, hotels, trailer parks

Single family, multiple family residential and condominiums

Professional office buildings and clinics

Agricultural - including fruit, row crop, dairy, hay and grain farms

Easements, right-of-ways, beach lands, recreational parks, labor camps, mountain property, bay lands, residential subdivisions, golf courses

Warehouses, plant sites, industrial plants.

The following is a partial list of agencies and companies for whom I have handled appraisal assignments. Private individuals, attorneys and department heads who may give specific recommendations as to past performance of appraisal assignments are available upon request.

U.S. Army Engineers

U.S. Department of Interior

Veterans Administration, Seattle, Washington

Veterans Administration, San Francisco, California

Division of Highways, State of Nevada

Public Housing Administration, San Francisco, California

Federal Housing Administration, San Francisco, California

State of California-

Department of Public Works

Department of Finance

Department of Water Resources

Department of General Services

Counties of:

Santa Clara

San Mateo

Mid Peninsula Park District

Santa Cruz

Cities of:

Santa Clara

San Jose

Santa Cruz

Los Gatos

Sunnyvale

Mountain View

Palo Alto

Salinas

Redwood City

Belmont

Menlo Park

San Francisco

Millbrae

Cupertino

Redevelopment Agencies-

San Jose

San Francisco

Salinas

Seaside

Monterey

Co. of San Mateo

Santa Clara

Fresno

Sunnyvale

Pittsburg

International Business Machines

Southern Pacific Railroad

Ford Motor Company

Wells Fargo Bank

Stone & Schulte

Executrans

Ampex Corporation

Bank of California

Adolph Coors Co.

Kato Enterprises

Colwell Company

Upjohn Company

Alpha Land

Moffett Field Credit Union

Van Vleck Realty

Crocker Bank

U.S. Guaranty Capital

Union Bank

Sunsweet Growers

Pacific Gas & Electric Company

Bank of Tokyo

General Motors

Standard Oil Company

Donald L. Stone Homes Inc.

Kaiser Cement

Bank of St. Louis, Missouri

United Airlines

Allstate Insurance Company

LaJolla Development Company

Homequity

Humble Oil Company

Bay Area Rapid Transit

Bank of America

First Pueblo Federal Savings & Loan

Federal National Mortgage Company

Ruth & Going

Browning-Farris Industries

Country Life Insurance Company

SALES MAP



